

TO: Thomas Frutchey, City Manager
Dick McKinley, Public Works Director

FROM: Freda Berman, Maintenance Superintendent

SUBJECT: Initiate Proceedings for Annual Levy of Landscape & Lighting District and Drainage Maintenance District 2008-1 for FY 2016-2017

DATE: April 19, 2016

NEEDS: For the City Council to consider initiating proceedings for the annual levy of the Landscape & Lighting District and Drainage Maintenance District 2008-1 for fiscal year 2016-2017.

- 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 parcels within the District in 1993.
 3. The L&L District serves over 4,000 lots, organized into 14 zones and 137 designated sub areas.
 4. In FY08 the City Council formed a Drainage Maintenance District for the maintenance of drainage improvements associated with the Ashwood Place (PR03-0338) Subdivision. The Drainage District required the same annual levy process as the Landscape and Lighting District.
 5. The annual levy for both landscape and lighting districts and for drainage maintenance districts is a two-step process. In the first step the City Council adopts Resolutions to initiate the proceedings, preliminarily approve the Engineer's Report, and schedule a Public Hearing for June 7, 2016. The second and final step is a Public Hearing at which the City Council could approve the final Engineer's Report and authorize the levy and the collection of assessments.

ANALYSIS &

CONCLUSION: The L&L District provides a funding mechanism to provide for public street lighting, landscaping and related facilities associated with various developments in the City. The idea is to achieve economy of scale by combining the efforts for all maintenance services within separate geographic locations (individual "sub-areas" or groups of sub-areas known as "zones"). A single contractor provides most landscape maintenance services, contracting directly with the City. L&L District funding is determined annually, based upon several factors. Those factors include street light costs, landscapes maintenance cost, water costs and administration costs.

In summary, each sub-area's costs are determined based upon the landscape, lighting, and architectural amenities associated with a tract, and the costs associated with the maintenance of those improvements. Costs are apportioned to the parcels within each sub-area based on an equity-based formula. Each sub area is essentially assessed for

only those maintenance services and activities funded by property owners within that particular sub area.

Proposition 218. The flexibility to manage L&L Districts was changed by Proposition 218. Initially, Proposition 218 limited the maximum annual L&L District assessments to the maximum historical sub-area levy amounts. For sub-areas in existence prior to Proposition 218, most had maximum amounts that were quickly eclipsed simply due to cost inflation. However, Proposition 218 also provides that a new maximum assessment or an increase to the existing assessment can be established by a property owner majority protest ballot proceeding, in which property owners elect to increase the maximum allowable levy.

For those sub-areas that a new or increased assessment has been proposed, but not approved by the property owners (In FY 2003/2004 and FY2006/2007), a reduction in service was instituted beginning September 1, 2006 to make the level of service commensurate with the assessment revenues available based on each sub-area's approved maximum assessment rate.

Balloting for assessment increases is proposed for Fiscal Year 2016-2017 as described in the Engineer's Report.

Drainage Maintenance District No. 2008-1. The purpose of the Drainage Maintenance District is to provide the necessary annual funding to service and maintain drainage improvements associated with the Ashwood Place (PR03-0338) Subdivision. It has been determined that the improvements are required and necessary for the orderly development of the lots and parcels of land within the Subdivision and that the improvements and services will enhance and protect those properties as well as ensure the ecological and environmental integrity of the drainage improvements (creek area).

POLICY

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

Resolution No. 08-036 formed Drainage Maintenance District No. 2008-1 for the City of Paso Robles.

FISCAL

IMPACT: Relatively minor. Costs for the preparation of the Levy Reports, conducting the reballoting process, and filing with San Luis Obispo County is funded from District Assessments.

OPTIONS:

- a. Adopt the following:
 - 1) Resolution No. 16-xx: Initiating Proceedings for the Annual Levy for the Maintenance of Landscape & Lighting District facilities;
 - 2) Resolution No. 16-xx: Initiating Proceeding for the Annual Levy for the Maintenance of Drainage District facilities;

- 3) Resolution No. 16-xx: adopting the Draft Preliminary Landscape and Lighting District Engineer's Levy Report as presented and making it available to the public for review and comment;
- 4) Resolution No. 16-xx: adopting the Draft Preliminary Drainage District Engineer's Levy Report as presented and making it available to the public for review and comment;
- 5) Resolution No. 16-xx: declaring the Intent to Levy for Maintenance of the Landscape and Lighting District facilities and cause a Notice to be published for a Public Hearing to be scheduled June 7, 2016.
- 6) Resolution No. 16-xx: declaring the Intent to Levy for Maintenance of the Drainage Maintenance District facilities and cause a Notice to be published for a Public Hearing to be scheduled June 7, 2016.

b. Amend, modify, or reject the above option.

Attachments:

1. Landscape & Lighting and Drainage District Resolutions (6)
2. Preliminary Engineer's Levy Report (2)

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES FOR PRELIMINARY APPROVAL OF THE ANNUAL ENGINEER'S REPORT FOR THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2016/2017

The City Council of the City of El Paso de Robles does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Report (hereafter referred to as the "Report") for the District known and designated as 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 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the District and the associated assessments are in compliance with the provisions of California Constitution Article XIID; and,

WHEREAS, the City Council has now been presented with the Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, the City Council has examined and reviewed the Report as presented and is preliminarily satisfied with the District, each of the budget items and documents as set forth therein and is satisfied on a preliminary basis that the proposed assessments have been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed within each benefit zone as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA FOR THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 AS FOLLOWS:

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

Section 2 That the presented Report consists of the following:

- a. A Description of the Improvements
- b. The Annual Budget (Costs and Expenses of Services, Operation, and Maintenance)
- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The District Roll containing the proposed assessment for each parcel within the District for Fiscal Year 2016/2017.
- e. The proposed assessment amounts for each of the existing District Zones and Sub Areas.

Section 3 The Report is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO.16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES INITIATING PROCEEDINGS FOR ANNUAL LEVY OF ASSESSMENTS FOR THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2016/2017 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of El Paso de Robles hereby finds, determines, resolves and orders as follows:

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 "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") that provides for levy and collection of assessments by the County of San Luis Obispo for the City of El Paso de Robles to pay the maintenance and services of lighting facilities, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council proposes to establish the levy and collection of assessments by the County on behalf of the City of El Paso de Robles to pay the maintenance and services of landscaping and lighting improvements and appurtenant facilities and operations related thereto; and,

WHEREAS, the District and the associated assessments are in compliance with the provisions of California Constitution Article XIID; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Assessment Engineer"), to prepare and file an Engineer's Report with the City Clerk for the purpose of establishing annual assessments in accordance with the Act and the provisions of the California Constitution, Article XIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA FOR THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed Improvements and Any Substantial Changes in Existing Improvements: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for street lighting facilities, fencing, detention basins, open space areas, landscaping, irrigation systems, bike paths, pedestrian pathways, slope maintenance, graffiti abatement, local parks, entry monuments, landscaping which includes trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems and drainage devices within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements including those improvements to be maintained within the proposed annexations.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO. 16-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE EL PASO
DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR
FISCAL YEAR 2016/2017.**

The City Council of the City of El Paso de Robles does resolve as follows:

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”) and initiated proceedings for Fiscal Year 2016/2017 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”) that provides for the levy and collection of assessments by the County of San Luis Obispo for the City of El Paso de Robles to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the District and the associated assessments are in compliance with the provisions of California Constitution Article XIID; and

WHEREAS, the City Council has retained Willdan Financial Services to prepare and file an Engineer’s Report with the City Clerk for the purposes of establishing ongoing annual assessments in accordance with the Act and the provisions of the California Constitution, Article XIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA FOR THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the levy of annual assessments for Fiscal Year 2016/2017 over and including the land within the District boundary to pay the costs of the operation, maintenance, and servicing of lighting, landscaping, and appurtenant facilities and operations related thereto, pursuant to Chapter 3, Section 22624 of the Act, and the California Constitution, Article XIID.

Section 2 Description of Improvements and Any Substantial Changes Proposed: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for street lighting facilities, fencing, detention basins, open space areas, landscaping, irrigation systems, bike paths, pedestrian pathways, slope maintenance, graffiti abatement, local parks, entry monuments, landscaping which includes trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems and drainage devices within the District. The Engineer’s Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District and the annexation

documents for all subsequent annexations. The District is designated as “El Paso de Robles Landscape and Lighting Maintenance District No. 1.”

Section 4 Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing concerning the levy of the fiscal year 2016/2017 assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 5 Notice: Pursuant to sections 22626, 22552, and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution in the Paso Robles Press one time not less than ten (10) days before the date of the public hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 8 Time of Public Hearing: Notice is hereby given that a public hearing will be held by the City Council of the City of El Paso de Robles on Tuesday, June 7, 2016 at 6:30 p.m. and/or as soon thereafter as feasible in the Regular Meeting Chambers located within the Paso Robles City Hall Conference Center located at 1000 Spring Street, Paso Robles.

Section 9 Other Actions: The City Council and such employees of the District as are appropriate are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO. 16-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
ACCEPTING AND PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY
REPORT REGARDING THE DRAINAGE MAINTENANCE DISTRICT NO. 2008-1 FOR
FISCAL YEAR 2016/2017**

The City Council of the City of El Paso de Robles hereby finds, determines, resolves, and orders as follows:

WHEREAS, the City Council has, by previous Resolution, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the assessment district to be designated as the "Drainage Maintenance District No. 2008-1"; (hereafter referred to as the "District"), and the levy and collection of assessments related thereto, pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703* (hereafter referred to as the "1982 Act"); and,

WHEREAS, there has now been presented to this City Council the Report as specified by *Article 4 Section 54716* of said 1982 Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District and the budget 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 improvements, operation, administration, maintenance and services to be performed within the District, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles as follows:

SECTION 1. The preceding recitals are true and correct.

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

- a. A Description of Improvements.
- b. A Boundary Diagram of the District.
- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The proposed Budget (Costs and Expenses) and the duration and collection of assessments.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District for fiscal year 2016/2017.

SECTION 3. The Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The Maximum Assessment described in the Report is hereby approved on a preliminary basis.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO. 16-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR DRAINAGE MAINTENANCE DISTRICT NO. 2008-1 FOR FISCAL
YEAR 2016/2017.**

The City Council of the City of El Paso de Robles hereby finds, determines, resolves, and orders as follows:

WHEREAS, the City Council pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703* (hereafter referred to as the "1982 Act") formed an assessment district to be designated as Drainage Maintenance District No. 2008-1 (hereafter referred to as the "District"), for the purpose of funding the ongoing operation, maintenance and servicing of the drainage improvements (creek area) within and adjacent to the District that is for the benefit of properties within the District and required for the development of such properties to their full and best use; and to levy and collect annual assessments related thereto. The 1982 Act provides for the formation of such an assessment district pursuant to *Article 3 Section 54710*, and provides for the levy and collection of assessments by the County on behalf of the City pursuant to *Article 4 Section 54718*; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the administration of the District, the establishment of annual assessments, and to prepare and file an Engineer's Report with the City Clerk in accordance with the 1982 Act; and in accordance with the requirements of the California Constitution, Articles XIII C and XIII D;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles as follows:

SECTION 1. The City Council hereby orders the Engineer to prepare and file an Engineer's Annual Levy Report concerning the levy of assessments for properties within the District as specified by *Article 4 Section 54716* of the 1982 Act.

SECTION 2. The District improvements include the ongoing operation, administration, maintenance and servicing of the drainage improvements authorized pursuant to the 1982 Act that were installed as part of property development and associated with the District. Said improvements may include, but are not limited to all materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition as well as the collection of assessment installments for the periodic service activities, repair, or refurbishments of the improvements.

SECTION 3. The territory within Drainage Maintenance District No 2008-1 consists of lots and parcels of land located in the planned residential development known as PR03-0338.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO. 16-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS
WITHIN DRAINAGE MAINTENANCE DISTRICT NO. 2008-1 IN FISCAL YEAR
2016/2017, AND TO APPOINT A TIME AND PLACE FOR THE PUBLIC HEARING ON
THESE MATTERS**

The City Council of the City of El Paso de Robles (hereafter referred to as “City Council”) hereby finds, determines, resolves, and orders as follows:

WHEREAS, the City Council pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the “1982 Act”) did by previous Resolution approve the levy and collection of annual assessments to pay for the operation, maintenance and servicing of the drainage improvements for the assessment district designated as “Drainage Maintenance District No. 2008-1” (hereafter referred to as the “District”); and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk a Report in connection with the proposed District, and the levy of assessments for Fiscal Year 2016/2017 (July 1, 2016 and ending June 30, 2017) in accordance with *Chapter 1, Article 4* of the 1982 Act and in accordance with the requirements of the *California Constitution, Articles XIIC and XIID*, and the City Council did by previous Resolution preliminarily approve such Report.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles as follows:

SECTION 1. The City Council hereby declares its intention to seek the annual levy of the District pursuant to the 1982 Act, over and including the land within the District boundary, and to levy and collect special benefit assessments on parcels of land within the District to pay for the costs and expenses associated with the operation, maintenance, repair and servicing of drainage improvements.

SECTION 2. The District improvements include the ongoing operation, administration, maintenance and servicing of the drainage improvements authorized pursuant to the 1982 Act that were installed as part of property development and associated with the District. Said improvements may include, but are not limited to all materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition as well as the collection of assessment installments for the periodic service activities, repair, or refurbishments of the improvements. The Engineer’s Report, as ordered by previous Resolution, provides a full and complete description of the improvements within the District.

SECTION 3. The proposed territory within Drainage Maintenance District No. 2008-1 consists of lots and parcels of land located in the planned residential development known as PR03-0338.

SECTION 4. The proposed assessments for the District are outlined in the Engineer’s Report. The Report details the proposed assessments necessary to provide for the annual operation, administration, services, and maintenance of the improvements described in Section 2 of this Resolution.

SECTION 5. Notice is hereby given that a public hearing will be held by the City Council of the City of El Paso de Robles on Tuesday, June 7th, 2016 at 6:30 p.m. and/or as soon thereafter as feasible in the Regular Meeting Chambers located within the Paso Robles City Hall Conference Center located at 1000 Spring Street, Paso Robles, in accordance with *Government Code, Section 53753 and California Constitution, Article XIID, Section 4(e)*. The City shall give notice of the time and place of the Public Hearing by posting a copy of this resolution on the official bulletin board customarily used by the Council for the posting of notices and by publishing this resolution in a local newspaper pursuant to Government Code Section 6066 as outlined in the 1982 Act. At the Public Hearing, interested persons shall be permitted to present written and/or oral testimony.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk



City of Paso Robles

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

2016/2017 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 19, 2016

Public Hearing: June 7, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



AFFIDAVIT FOR THE ENGINEER'S ANNUAL REPORT

**EL PASO DE ROBLES
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1**

This Report describes the proposed improvements, budgets, zones of benefit (zones and sub areas) and assessments to be levied on lots, parcels and subdivisions of land within the El Paso de Paso Robles Landscape and Lighting District No. 1 for fiscal year 2016/2017, as the same existed at the time of the passage of the 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 _____, 2016.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Paso Robles

By: _____

Susana Medina
Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

TABLE OF CONTENTS

<u>I. OVERVIEW</u>	1
A. INTRODUCTION	1
B. ASSESSMENT HISTORY AND CURRENT LEGISLATION	2
<u>II. DESCRIPTION OF THE DISTRICT</u>	5
A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	5
B. DESCRIPTION OF THE DISTRICTS/SUB-AREAS	6
C. MODIFICATIONS (CHANGES) TO THE DISTRICT	7
D. DISTRICT ZONES AND SUB-AREAS	8
<u>III. METHOD OF APPORTIONMENT</u>	54
A. GENERAL	54
B. BENEFIT ANALYSIS	55
C. ASSESSMENT METHODOLOGY	56
D. ASSESSMENT RANGE FORMULA (INFLATIONARY ADJUSTMENT)	57
<u>IV. DISTRICT BUDGETS FISCAL YEAR 2016/2017</u>	59
<u>V. DISTRICT BOUNDARY DIAGRAMS</u>	87
<u>VI. PART V – ASSESSMENT ROLL</u>	167

I. OVERVIEW

A. INTRODUCTION

The City Council of the City of El Paso de Robles (hereafter referred to as “City”), County of San Luis Obispo, State of California, previously formed and has levied and collected annual assessments for the district designated as:

El Paso de Robles

Landscape and Lighting Maintenance District No. 1

(hereafter referred to as “District”) 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 pursuant to a resolution of the City Council in accordance with Chapter 3, Section 22622 of the 1972 Act, in connection with the improvements to be provided and the annual levy of assessments related thereto for fiscal year 2016/2017.

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 budgets and assessments (within the limits of the approved maximum 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 and accordingly, the City Council proposes to levy the annual assessments on the County tax rolls as described herein to fund the annual cost and expenses associated with the servicing and maintenance of the landscaping and lighting improvements for fiscal year 2016/2017, associated with and resulting from the development of properties within the District.

This Report has been prepared in accordance with Chapter 1, Article 4 (commencing with Section 22565) of the 1972 Act and 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 2016/2017. 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. In these cases, several Sub-Areas have been grouped into Zones based on these shared improvements and the cost of maintaining those shared improvements, are proportionately allocated to the properties within each of the individual benefiting Sub-Areas. However, not all Zones established within this District have improvements that are shared by each of the Sub-Areas within that Zone. Some of the District Zones represent geographical regions of the District, where the Sub-Areas may have similar improvements, but each Sub-Area is budgeted and assessed for only the improvements or that portion of an improvement that were installed and/or resulted from the development of the properties within that particular Sub-Area.

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.

B. ASSESSMENT HISTORY AND CURRENT LEGISLATION

In November 1996, California voters approved Proposition 218 that established specific requirements for the ongoing 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 these 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 annual assessments 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 these Sub-Areas are exempt from the procedural requirements Article XIID Section 4. However, any new or increased assessment for these Sub-

Areas shall comply with both the substantive and procedural requirements of Article XIID Section 4 before such assessments are imposed. The maximum assessment rates that previously existed for Sub-Areas 1, 2A, 3-16, 18-23, 25, 27, and 30 and adopted in fiscal year 1997/1998 (first fiscal year after Proposition 218) did not include the assessment range formula (inflationary adjustment) for their maximum assessment rates.

All subsequent properties and Sub-Areas that have been annexed to the District since November 1996 have been annexed in compliance with the City Attorney's interpretation of the substantive and procedural requirements of the Constitution, Article XIID. The maximum assessment presented to the property owners of record and adopted as part of these subsequent annexation procedures have included the District's assessment range formula (inflationary adjustment) for most, but not all of the Sub-Areas. (Sub-Areas 2B, 28, 29, 31-35, 40 and 43 were annexed to the District without the assessment range formula.)

The following table (Table I) provides a listing of the Sub-Areas annexed to the District up through fiscal year 2016/2017 since the passage of Proposition 218 in November 1996:

TABLE I
SUB AREA ANNEXATIONS SINCE PROPOSITION 218

SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION
2B	TR 1632-5	2C	TR 1632 6-7	2D	TR 1632-8	2E	TR 1632-9
2F	TR 1632-10	28	TR 1718	29	PR 95-013	31	PR 94-128
32	TR 2223-1	33	PR 97-167	34	PR 95-009	35	CUP 95-018
36A	TR 1895-1	36B	TR 1895-2	36C	TR 2376	36D	TR 2376
36E	TR 2457-2	36F	TR 2457-1	36G	TR 2457-3	37	TR 2269
38	PR 98-008	39	PR 98-009	40	PR 93-087	41	PR 97-138
42A	TR 2214-1	42B	TR 2214-2	42C	TR 2214-3	42D	TR 2214-4
43	TR 1951	44	TR 2186	45A	TR 1771-1	45B	1771-3
45C	TR 1771-4	45D	TR 1771-5	45E	TR 1771-6	46	PR 98-038
47	TR 2137-1	48	TR 2284	49	TR 2276	50	TR 2311
51	TR 2259	52A	TR 2281-1	52B	TR 2281-2	52C	TR 2281-3
52D	TR 2281-4	52E	TR 2281-5	53	PR 91-045	54	TR 1983
55	TR 1463-2	56	TR 2137-2	57	TR 2223-2	58	TR 2137-3
59	TR 2352	60	TR 2071	61	TR 2005	62	PR 01-007
63	TR 2351	64	PR 01-186	66	PD 00-029	67	TR 2373
68	PD 01-003	69A	TR 2369-1	69B	TR 2369-2	69C	TR 2369-3
69D	TR 2369-4	70A	TR 2254-1	70B	TR 2254-2	70C	TR 2254-3
71	PR 01-263	72A	TR 2350-1	72B	TR 2350-2	72C	TR 2350-3
72D	TR 2350-1	73	PD 02-001	74	TR 2411	75	TR 2296
76A	TR 2431	76B	TR 2430	77	TR 2404	78	PR 01-141
79	PR 01-266	81	TR 2472	82	TR 2477	83	PR 97-226
84	PR 97-227	85	PD 02-018	86	PD 898-016	87	PR 01-102
88	TR 2422	89	TR 2391	91	TR 2571	92	PD 02-017
93	PR 04-053	94	PD 02-003	95	PD 95-009	96	PD 02-008

SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION
97	PR 00-076	98	TR 2593	99	TR 2521	100	PR 03-222
101	TR 2611-1	102	TR 2676	103	TR 2594	106	TR 2529
110	TR 2775	112	TR 2609	114	PR 06-0035	115	TR 2620
116	TR 2782	117	TR 2772-1-2	118	TR 3016		

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 those Sub-Areas balloted, majority protest did not exist in 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 application of the assessment range formula for these two Sub-Areas as approved by the property owners of record.

To ensure that the District assessments accurately reflected 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 improvements was conducted in fiscal year 2006/2007. As a result of this review and benefit analysis, the District structure (organization) was modified, by grouping several individual Sub-Areas into geographical areas. These geographical areas are referred to as Zones. Within these Zones the original Sub-Area designations were retained in most cases to appropriately identify properties and allocate the cost of specific improvements or services that benefit properties within each of those Sub-Areas (some improvements are shared by more than one Sub-Area, while others are Sub-Area specific). In some cases, existing Sub-Areas were further divided and given new Sub-Area designations in order to distinguish variances in special benefits received from different improvements. This reorganization created a more defined District structure and nexus between the various District improvements and the properties that receive special benefit from those improvements. In conjunction with this reorganization, the City conducted another property owner protest ballot proceeding for various new or increased assessments, balloting all affected properties within each respective Sub-Area or Zone as applicable. While a significant portion of the Sub-Areas and Zones balloted in fiscal year 2006/2007 did not approve the proposed new or increased assessments, majority protest did not exist for the following Zones and Sub-Areas:

- Zone 03 — Sub-Areas 20, 30, and 25;
- Zone 06 — Sub-Area 42 (A-D);
- Zone 07 — Sub-Areas 45 (A-E), 21, and 63;
- Zone 09 — Sub-Areas 52 (A-E);
- Zone 13 — Sub-Areas 7, 2, and 46;
- Zone 06 – Sub-Area 28; and,

Zone 14 – Sub-Area 33

At the conclusion of the annual public hearing for the District in fiscal year 2006/2007, the City Council approved and adopted the new maximum assessments for the Sub-Areas listed above, that included the District’s previously established Assessment Range Formula. For those Sub-Areas that did not approve the proposed new or increased assessments, the previously approved maximum assessments were adopted and the corresponding budgets and assessments for fiscal year 2006/2007 were adjusted to reflect those assessments. However, the reorganization of the District’s structure that established the thirteen (13) new Zones was implemented.

In fiscal year 2008/2009 the City conducted a property owner protest ballot proceeding for a proposed assessment increase in Sub-Areas 2A-1 and 112 and the application of the assessment range formula for Sub-Area 2A-1. Based on the results of the protest ballot, the City Council approved and adopted the new maximum assessments for both Sub-Areas, as well as the Assessment Range Formula for Sub-Area 2A-1.

In fiscal year 2010/2011 Sub-Area 118 was annexed into the District. The property owners of record within this new Sub-Area were balloted for their proposed maximum assessments and annexed to the District under separate proceedings.

The following table reflects the Zones/Sub-Areas that are scheduled for reballoting for proposed increases to the maximum assessment rates for fiscal year 2016/2017:

Zone	Sub Area	Zone	Sub Area	Zone	Sub Area
1	1	2	15	9	52
1	4	3	20	10A	13
1	6	3	25	12	3
1	18	3	30	13B	22
1	19	4	5	13C	46
2	2A-2	4	16	15	66
2	2A-3	4	27		44

II. DESCRIPTION OF THE DISTRICT

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section. Incidental expenses associated with the improvements including, but not limited to:
 - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - Compensation payable to the County for collection of assessments;
 - Compensation of any engineer or attorney employed to render services;
 - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
 - Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
 - Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

B. DESCRIPTION OF THE DISTRICTS/SUB-AREAS

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 and 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 and residential developments 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 XIII D. For fiscal year 2016/2017, the District is comprised of one hundred and forty three (143) designated Sub-Areas, of which it is proposed that one hundred and thirty (130) will be assessed in fiscal year 2016/2017. These designated Sub-Areas are identified as Sub-Areas 1 through 118 excluding:

- Sub-Areas 17, 24, 26, and 65, were originally established for specific planned developments, the development and annexation/formation were not completed for these designated sub-areas;
- Sub-Area 80, was originally established in fiscal year 2004/2005, the developments for this Sub-Area were subsequently re-designated as Sub-Areas 36C, 36D, 36E and 36F; and,
- Sub-Areas 104, 105, 107, 108, 109, and 111, have been reserved for planned future developments in various stages and have not been annexed to the District at this time.

C. 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.

Modifications to the District Structure

Based on the District restructuring conducted in fiscal year 2015/2016, the District structure for fiscal year 2016/2017 was modified to consolidate some of the previous lettered Sub-Area designations within the District since they benefit from the same improvements and have the same approved maximum assessment rates, including:

- Previously identified as part of Zone 08, now Zone 06 Sub Area 29
- Previously identified as part of Zone 08, now Zone 06 Sub Area 31
- Previously identified as Zone 13, now 13A Sub Area 7
- Previously identified as Zone 13, now 13B Sub Area 22
- Previously identified as Zone 13, now 13C Sub Area 46
- Previously identified as part of Zone 10 A Sub Area 40, now Zone 14 Sub Area 40
- Previously Sub Area 8, 11, 33, 41, 43 & 50 (standalone). Now these sub-areas fall under Zone 14.
- Previously Sub Area 66 (standalone), now Zone 15 Sub Area 66
- Previously Sub Area 10, 14, 23, 34, 35 (standalone), now sub areas in Zone 15
- Previously Sub Area 62, 71, 92, 94, 95, 97 & 118 (standalone), now sub areas in Zone 15.
- Previously Sub Area 28, 53, 61, 77, 78, 79, 83, 84, 99, & 100 (standalone), now sub areas in Zone 6 lighting only.
- Previously Sub Area 12 (standalone), now sub areas in Zone 6 lighting only

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

D. DISTRICT ZONES AND SUB-AREAS

In addition to the various Sub-Area designations for the District, there are currently fourteen (14) designated Zones (geographical areas) of the District that comprise one or more of the District's Sub-Areas. While these Zones were established based on similarities in the type and/or location of the improvements that provide special benefits to properties within each of the Sub-Areas (similar improvements and/or services), or they proportionately share in the special benefits provided by one or more of the specific improvement provided within that Zone (shared improvements); some Zone designations currently identify groups

of Sub-Areas within the District based solely on their geographical proximity to one another and the budgets and assessments for each Sub-Area are established independent of the other Sub-Areas within the Zone.

Zones

The following provides a general description of the developments and Sub-Areas that have been established as Zones within the District as well as a general description and classification of the improvements associated with the Zone (both shared and sub-area specific improvements).

Shared Improvements: Those improvements identified as “Shared Improvements” include improvements that are proportionately shared by all parcels within a Zone. Generally, for most Zones, improvements such as local street lighting and perimeter landscaping are typically associated with each Sub-Area in a Zone, and the cost to provide these improvements are proportionately assessed to all parcels within the Zone. However, not all District Zones have improvements that are identified as “Shared Improvements”. Some Zones include Sub-Areas that are grouped together as they are in close proximity to one another and/or they have similar improvements to be maintained, but the actual cost of maintaining those improvements are budgeted as “Sub-Area Specific Improvements” only.

Sub-Area Specific Improvements: Those improvements classified as “Sub-Area Specific Improvements” are considered a special benefit to the parcels within a particular Sub-Area, and the budgeted cost of providing those improvements are proportionately allocated only to the parcels within that Sub-Area.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 1 — Tract 1581-1 and portion of 1581-2 (Riverglen)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);

- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 4 — Tract 1619 (Golden Hills Development)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 6 — Tract 1463-1 (Sunset Ridge)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 18 — Tract 1581-2 (Riverglen)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);

- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 19 — Tract 1463-2 (Union)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,

- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 47 — Tract 2137-1 (Riverglen)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) on Riverglen Drive (Via Camilla to Skyview Dr.).

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 51 — Tract 2259 (Weyrich)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) on Kleck Road (Union Road up to Sub-Area 69; approximately 200 ft. North of Windsong Way).

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 55 — Tract 1463-2 (Mariah)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);

- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 56 — Tract 2137-2 (Morris)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,

- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Shrub) within Sub-Area 56.
- Irrigated parkway/slope (Turf) within Sub-Area 56

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 58 — Tract 2137-3 (Weyrich)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) within Sub-Area 58.
- Irrigated green belt (Shrubs) Riverglen Dr. and Via Briza

- Irrigated green belt (Turf) Riverglen Dr. and Via Briza

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Areas 69A, 69B, 69C and 69D — Tracts 2369-1 through 2369-4

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) within Sub-Areas 69 (A-D).
- Irrigated parkway/slope (Shrubs) within Sub-Areas 69D only.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 91 — Tract 2571

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 114 — PR 06-0035

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);

- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 01

Zone 01 is comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road.

Sub-Area 115 — Tract 2620

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).
- Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);
- Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;
- Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);
- Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);
- Irrigated Open Space Area west of Riverglen Drive and Union Road;
- Non-irrigated open space area within Sub-Area 1;
- Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;
- Non-irrigated open space area within Sub-Area 47 and adjacent to Sub Areas 58 and 56;
- Irrigated open space area on Via Rosa located between 4 and 47; and,
- Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)
- Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) on Via Lantana and Via Magnolia

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.

Sub-Area 2A-1 — Tracts 1632-1 and 1632-2

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

Sub-Area Specific Improvements

- Open space and/or basin near Cool Valley Rd and Oriole Way.
- Irrigated parkway (Shrubs) north of Cool Valley Rd.

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.

Sub-Area 2A-2 — Tract 1632-3

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;

- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

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.

Sub-Area 2A-3 — Tract 1632-4

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

Sub-Area Specific Improvements

- Irrigated green belt (Turf) within Sub-Area 2A-3.

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.

Sub-Area 2B — Tract 1632-5

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;

- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

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.

Sub-Area 2C-1 — Tract 1632-6

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Shrubs) on Sycamore Canyon Road.

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.

Sub-Area 2C-2 — Tract 1632-7

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

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.

Sub-Area 2D — Tract 1632-8

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

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.

Sub-Area 2E — Tract 1632-9

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

Sub-Area Specific Improvements

- Non-irrigated parkways (Turf) within Tract 1632-9 (Sub-Area 2E).

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.

Sub-Area 2F — Tract 1632-10

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

Sub-Area Specific Improvements

- Non-irrigated parkways (Turf) within Tract 1632-10 (Sub-Area 2F).
- Open space and/or basin above Sycamore Canyon Rd.

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.

Sub-Area 15 — Tract 1832 (Erskine)

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway (Shrubs) on north side of Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;
- Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
- Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
- Irrigated parkway (Shrubs) on both sides of Airport Road;
- Irrigated medians (Shrubs) on Airport Road;
- Irrigated parkway (Turf);
- Irrigated greenbelt (Shrubs) on Airport Road;
- Weed abatement.

Sub-Area Specific Improvements

- Open space and/or basin off of Fieldstone Cr.;
- Irrigated entryway Median (Turf) on Laurelwood Dr.;
- Irrigated parkway/slope (Turf) above Cool Valley Rd.;
- Irrigated parkway/slope (Shrubs) between Larkfield Pl and Laurelwood Dr.

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.

Sub-Area 20 — PM 91-088 (Grantham), located south of Larkfield Place, west of Oriole Way, north of Ashwood Place, and east of Beechwood Drive.

Shared Improvements

- Local street lighting improvements;

- Non-irrigated drainage creek area/open space adjacent to and within the Sub-Areas.

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.

Sub-Area 30 — PR 91-089 (Schnied), located directly south of Ashwood Place

Shared Improvements

- Local street lighting improvements;
- Non-irrigated drainage creek area/open space adjacent to and within the Sub-Areas.

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.

Sub-Area 25 — PR 94-016 (Johnson), located directly north of Ashwood Place.

Shared Improvements

- Local street lighting improvements;
- Non-irrigated drainage creek area/open space adjacent to and within the Sub-Areas.

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.

Sub-Area 5 — Tracts 1508-1 and 1508-2 (Riverbank), located on the west side of South River Road, directly east of South River Road;

Shared Improvements

- Local street lighting improvements within the Zone;
- Irrigated parkway (Shrubs) on west side of South River Road the length of the Zone;
- Irrigated Entry Islands (Shrubs) at Bridgegate Lane and Riverbank Lane;
- Irrigated parkway (Shrubs) on west side of Riverbank Lane adjacent to the open space;

- Irrigated Slope/Trail/Bike and Pedestrian Path (Shrubs) behind lots 112-120 (Summer Creek Lane);
- Non-irrigated Open Space Areas surrounding Larry More Park.

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.

Sub-Area 16 — 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.

Shared Improvements

- Local street lighting improvements within the Zone;
- Irrigated parkway (Shrubs) on west side of South River Road the length of the Zone;
- Irrigated Entry Islands (Shrubs) at Bridgegate Lane and Riverbank Lane;
- Irrigated parkway (Shrubs) on west side of Riverbank Lane adjacent to the open space;
- Irrigated Slope/Trail/Bike and Pedestrian Path (Shrubs) behind lots 112-120 (Summer Creek Lane);
- Non-irrigated Open Space Areas surrounding Larry More Park.

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.

Sub-Area 27 — Tract 1508-4 (Riverbank), located along the north side of Charolais Road extension, south of Bridgegate Lane and west of Riverbank Lane.

Shared Improvements

- Local street lighting improvements within the Zone;
- Irrigated parkway (Shrubs) on west side of South River Road the length of the Zone;
- Irrigated Entry Islands (Shrubs) at Bridgegate Lane and Riverbank Lane;
- Irrigated parkway (Shrubs) on west side of Riverbank Lane adjacent to the open space;
- Irrigated Slope/Trail/Bike and Pedestrian Path (Shrubs) behind lots 112-120 (Summer Creek Lane);

- Non-irrigated Open Space Areas surrounding Larry More Park.

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.

Sub-Area 36A — Tract 1895-1 (River Oaks - Stonebrook)

Shared Improvements

- Local street lighting improvements;
- Irrigated greenbelt (Shrubs and Turf) River Oaks Dr. and Buena Vista
- Irrigated parkways on west side of Buena Vista Drive;
- Irrigated medians (Shrubs) on Buena Vista Dr.;
- Irrigated parkways on both side of River Oaks Drive;
- Irrigated medians on River Oaks Dr.;
- Irrigated parkways on Experimental Station Road;
- Pedestrian Paths throughout the Zone.

Sub-Area Specific Improvements

- Irrigated parkways (Turf) within Tract 1895-1, Stonebrook Circle.

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.

Sub-Area 36B — Tract 1895-2 (River Oaks - VY/VV Estates)

Shared Improvements

- Local street lighting improvements;
- Irrigated greenbelt (Shrubs and Turf) River Oaks Dr. and Buena Vista
- Irrigated parkways on west side of Buena Vista Drive;
- Irrigated medians (Shrubs) on Buena Vista Dr.;
- Irrigated parkways on both side of River Oaks Drive;
- Irrigated medians on River Oaks Dr.;
- Irrigated parkways on Experimental Station Road;
- Pedestrian Paths throughout the Zone.

Sub-Area Specific Improvements

- Irrigated parkways (Turf) within Tract 1895-2, Vineyard Circle.

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.

Sub-Area 36C — Tract 2376 (River Oaks – Wedgewood)

Shared Improvements

- Local street lighting improvements;
- Irrigated greenbelt (Shrubs and Turf) River Oaks Dr. and Buena Vista
- Irrigated parkways on west side of Buena Vista Drive;
- Irrigated medians (Shrubs) on Buena Vista Dr.;
- Irrigated parkways on both side of River Oaks Drive;
- Irrigated medians on River Oaks Dr.;
- Irrigated parkways on Experimental Station Road;
- Pedestrian Paths throughout the Zone.

Sub-Area Specific Improvements

- Irrigated parkways (Turf) within Tract 2376, Lenox Court, Wedgewood Drive, Waterford Court and Schoolhouse Cr.;
- Irrigated median (Shrubs) west of Wedgewood Drive.

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.

Sub-Area 36D — Tract 2376 (River Oaks - Cottage/Classics)

Shared Improvements

- Local street lighting improvements;
- Irrigated greenbelt (Shrubs and Turf) River Oaks Dr. and Buena Vista
- Irrigated parkways on west side of Buena Vista Drive;
- Irrigated medians (Shrubs) on Buena Vista Dr.;
- Irrigated parkways on both side of River Oaks Drive;
- Irrigated medians on River Oaks Dr.;
- Irrigated parkways on Experimental Station Road;
- Pedestrian Paths throughout the Zone.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) on Wedgewood Dr.

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.

Sub-Area 36E — Tract 2457-2 (River Oaks – Traditions)

Shared Improvements

- Local street lighting improvements;
- Irrigated greenbelt (Shrubs and Turf) River Oaks Dr. and Buena Vista
- Irrigated parkways on west side of Buena Vista Drive;
- Irrigated medians (Shrubs) on Buena Vista Dr.;
- Irrigated parkways on both side of River Oaks Drive;
- Irrigated medians on River Oaks Dr.;
- Irrigated parkways on Experimental Station Road;
- Pedestrian Paths throughout the Zone.

Sub-Area Specific Improvements

- Irrigated parkways (Turf) on Clubhouse Dr.;
- Irrigated parkways (Shrubs) on Clubhouse Dr.

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.

Sub-Area 36F — Tract 2457-3 (River Oaks Community)

Shared Improvements

- Local street lighting improvements;
- Irrigated greenbelt (Shrubs and Turf) River Oaks Dr. and Buena Vista
- Irrigated parkways on west side of Buena Vista Drive;
- Irrigated medians (Shrubs) on Buena Vista Dr.;
- Irrigated parkways on both side of River Oaks Drive;
- Irrigated medians on River Oaks Dr.;
- Irrigated parkways on Experimental Station Road;
- Pedestrian Paths throughout the Zone.

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. The Sub-Areas within Zone 05 include.

Sub-Area 36G — Tract 2457-4(River Oaks Community)

Shared Improvements

- Local street lighting improvements;
- Irrigated greenbelt (Shrubs and Turf) River Oaks Dr. and Buena Vista
- Irrigated parkways on west side of Buena Vista Drive;
- Irrigated medians (Shrubs) on Buena Vista Dr.;
- Irrigated parkways on both side of River Oaks Drive;
- Irrigated medians on River Oaks Dr.;
- Irrigated parkways on Experimental Station Road;
- Pedestrian Paths throughout the Zone.

Sub-Area Specific Improvements

- Irrigated parkways (Turf) on Clubhouse Dr.

Zone 06

Zone 06 is comprised of residence who benefit from local streetlights improvements only.

Sub-Area 12 — Tract 2070 (Alder Creek Condos)

Located south of Niblick Road and bisected by Nicklaus Drive.

Sub-Area 28 — Tract 1718 (Rainbow Court)

Sub-Area 29 — PR 95-013

Sub-Area 31 — PR 94-128 (French)

Sub-Area 42 (A-D) Tracts 2214-1 through 2214-4 (Orradre)

Located south of Rose Lane and encompassing Rainbow Court.

Sub-Area 53 — PR 91-045 (Larson)

Located south of Ashwood Place.

Sub-Area 61 — Tract 2005 (Dallons Drive)

Sub-Area 77 — Tract 2404

Located north of Nicklaus Drive.

Sub-Area 78— PR 01-141

Located west of Wade Drive.

Sub-Area 79 — PR 01-266

Located east of Golden Hills Road.

Sub-Area 83 — PR 97-226.

Sub-Area 84 — PR 97-227.

Sub-Area 99 — Tract 2521.

Sub-Area 100 — PR 03-222.

Zone 07A

Zone 07A is comprised of those residential subdivisions and properties generally located south of Kenton Court, north of Charolais Road and east of South River Road.

Sub-Area 45 (A-E) — Tracts 1771-1 through 1771-6 (Burke-Ellsworth), located on the north side of Charolais Road and east of South River Road.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road and both sides of Holstein Dr.;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road including returns and east of Holstein Dr.
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road adjacent to Sub-Area 21;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road adjacent to Sub-Area 21;
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road and west of Creston Rd. adjacent to Sub-Area 63;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road and west of Creston Rd. adjacent to Sub-Area 63;
- Non-irrigated open space west of Rambouillet Rd.

Sub-Area Specific Improvements

- Irrigated median (Shrubs) on Holstein Dr. and south of Brahma St. (45A, B, & D)
- Irrigated parkway (Shrubs) within 45A-E
- Irrigated open space north of Oxen Ct. 45A only
- Irrigated green belt (Shrubs) 45E only

Zone 07B

Zone 07B is comprised of those residential subdivisions and properties generally located south of Kenton Court, north of Charolais Road and east of South River Road.

Sub-Area 21 — Tracts 1754-1 and 1754-2, located along the north side of Charolais Road, west of Creston Road.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road and both sides of Holstein Dr.;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road including returns and east of Holstein Dr.
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road adjacent to Sub-Area 21;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road adjacent to Sub-Area 21;
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road and west of Creston Rd. adjacent to Sub-Area 63;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road and west of Creston Rd. adjacent to Sub-Area 63;
- Non-irrigated open space west of Rambouillet Rd.

Zone 07C

Zone 07C is comprised of those residential subdivisions and properties generally located south of Kenton Court, north of Charolais Road and east of South River Road.

Sub-Area 63 — Tract 2351, located along the north side of Charolais Road, west of Creston Road.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road and both sides of Holstein Dr.;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road including returns and east of Holstein Dr.
- Irrigated parkway/slope (Shrubs) on north side of Charolais Road adjacent to Sub-Area 21;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road adjacent to Sub-Area 21;

- Irrigated parkway/slope (Shrubs) on north side of Charolais Road and west of Creston Rd. adjacent to Sub-Area 63;
- Irrigated greenbelt (Shrubs) on north side of Charolais Road and west of Creston Rd. adjacent to Sub-Area 63;
- Non-irrigated open space west of Rambouillet Rd.

Sub-Area Specific Improvements

- Irrigated medians (Shrubs), entryway island (Creston Road) for Tract 2351.

Zone 09

Zone 09 is comprised of those residential subdivisions and properties generally located near Creston Road, east of Golden Hill Road.

Sub-Area 52 (A-E) — Tracts 2281-1 through 2281-5 (Shadow Canyon)

Shared Improvements

- Local street lighting improvements;
- Irrigated green belt (Shrubs & Turf) on Grand Canyon Dr. and Golden Hill Rd.;
- Irrigated parkway/slope (Shrubs & Turf) within 52 A-E

Zone 10A

Zone 10A is comprised of those residential subdivisions and properties generally located along Golden Hill Road and Rolling Hills Road, south of Union Road.

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

Sub-Area Specific Improvements

- Local street lighting improvements;
- Irrigated Greenbelt (Shrubs) between Rolling Hills Rd. and Golden Hills Rd.;
- Irrigated Greenbelt (Shrubs) between Summit and Union;
- Irrigated median entryway median islands (Shrubs) on Summit Drive (2 locations) within Sub-Area 13;
- Irrigated parkway/slopes (Shrubs) on Rolling Hills Rd and Golden Hills Rd.;
- Non-Irrigated open space and or basin west of Summit Dr.

Zone 10A

Zone 10A is comprised of those residential subdivisions and properties generally located along Golden Hill Road and Rolling Hills Road, south of Union Road.

Sub-Area 67 — Tract 2373, located southeast of Union Road and along the west side of Golden Hill Road.

Sub-Area Specific Improvements

- Local street lighting improvements;
- Irrigated parkway/slopes (Shrubs) within Sub-Area 67.

Zone 10B

Zone 10B is comprised of those residential subdivisions and properties generally located along Golden Hill Road and Rolling Hills Road, south of Union Road.

Sub-Areas 72A, — Tract 2350, located along the east side of Rolling Hills Road and the west side of Golden Hill Road.

Shared Improvements

- Local street lighting improvements within Sub-Area 72A-D;
- Irrigated Greenbelt (Shrubs and Turf) between Rolling Hills Rd. and Golden Hills Rd.;
- Irrigated parkway/slopes (Shrubs and Turf) on Rolling Hills Rd and Golden Hills Rd.;
- Non-irrigated open space and or basin in the middle of 75A-D;
- Non-irrigated open space and or basin below 75A & 75D;
- Irrigated medians (Shrubs) on Golden Hill Road for 72A-D.

Sub-Area Specific Improvement

- Irrigated median (Turf) entryways off of Golden Hill Road ;
- Irrigated parkway/slopes (Turf) with in 72A;
- Irrigated green belt (Shrubs) entryways off of Golden Hill Rd.

Zone 10B

Zone 10B is comprised of those residential subdivisions and properties generally located along Golden Hill Road and Rolling Hills Road, south of Union Road.

Sub-Areas 72B, — Tract 2350, located along the east side of Rolling Hills Road and the west side of Golden Hill Road.

Shared Improvements

- Local street lighting improvements within Sub-Area 72A-D;
- Irrigated Greenbelt (Shrubs and Turf) between Rolling Hills Rd. and Golden Hills Rd.;

- Irrigated parkway/slopes (Shrubs and Turf) on Rolling Hills Rd and Golden Hills Rd.;
- Non-irrigated open space and or basin in the middle of 75A-D;
- Non-irrigated open space and or basin below 75A & 75D;
- Irrigated medians (Shrubs) on Golden Hill Road for 72A-D.

Sub-Area Specific Improvements

- Irrigated median (Turf) entryways off of Golden Hill Road ;
- Irrigated parkway/slopes (Turf) with in 72B;
- Irrigated green belt (Shrubs) entryways off of Golden Hill Rd.

Zone 10B

Zone 10B is comprised of those residential subdivisions and properties generally located along Golden Hill Road and Rolling Hills Road, south of Union Road.

Sub-Areas 72C, — Tract 2350, located along the east side of Rolling Hills Road and the west side of Golden Hill Road.

Shared Improvements

- Local street lighting improvements within Sub-Area 72A-D;
- Irrigated Greenbelt (Shrubs and Turf) between Rolling Hills Rd. and Golden Hills Rd.;
- Irrigated parkway/slopes (Shrubs and Turf) on Rolling Hills Rd and Golden Hills Rd.;
- Non-irrigated open space and or basin in the middle of 75A-D;
- Non-irrigated open space and or basin below 75A & 75D;
- Irrigated medians (Shrubs) on Golden Hill Road for 72A-D.

Sub-Area Specific Improvements

- Irrigated median (Turf) entryways off of Golden Hill Road ;
- Irrigated parkway/slopes (Turf) with in 72C;
- Irrigated green belt (Shrubs) entryways off of Golden Hill Rd.

Zone 10B

Zone 10B is comprised of those residential subdivisions and properties generally located along Golden Hill Road and Rolling Hills Road, south of Union Road.

Sub-Areas 72D, — Tract 2350, located along the east side of Rolling Hills Road and the west side of Golden Hill Road.

Shared Improvements

- Local street lighting improvements within Sub-Area 72A-D;
- Irrigated Greenbelt (Shrubs and Turf) between Rolling Hills Rd. and Golden Hills Rd.;
- Irrigated parkway/slopes (Shrubs and Turf) on Rolling Hills Rd and Golden Hills Rd.;
- Non-irrigated open space and or basin in the middle of 75A-D;
- Non-irrigated open space and or basin below 75A & 75D;
- Irrigated medians (Shrubs) on Golden Hill Road for 72A-D.

Sub-Area Specific Improvements

- Irrigated median (Turf) entryways off of Golden Hill Road ;
- Irrigated parkway/slopes (Turf) with in 72D;
- Irrigated green belt (Shrubs) entryways off of Golden Hill Rd.

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Area 32 — Tract 2223-1 (Bella Vista), generally located along Mesa Road between Apion Court and west of Signora Rose Court, and the west side of Arciero Court between Mesa Road and Bella Vista Court.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;
- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;
- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Shrubs and Turf) within Sub-Area 32

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Area 38 — PR 98-008 (Arciero), generally located south of Mesa Road, north of Patria Court, between Arciero Court and Prospect Avenue.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;
- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;
- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Shrubs and Turf) within Sub-Area 38

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Area 39 — PR 98-009 (Arciero), located south of Bella Vista Court and generally north of Terrabella Court between Arciero Court and Prospect Avenue.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;
- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;
- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Shrubs and Turf) within Sub-Area 39

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Area 48 — Tract 2284 (Harris), generally located south of Patria Court, north of Bella Vista Court, between Arciero Court and Prospect Avenue.

Shared Improvements

- Local street lighting improvements;

- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;
- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;
- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) within Sub-Area 48

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Area 57 — Tract 2223-2 (Bella Vista), generally located along Bella Vista Court south and west of Sub-Area 32, and north of Sub-Area 76B.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;
- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;
- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Shrubs and Turf) within Sub-Area 57

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Area 75 — Tract 2296, located on the west side of Prospect Avenue, south of State Highway 46 and north of Mesa Road.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;

- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;
- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Shrubs) within Sub-Area 75

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Areas 76A — Tract 2430, located east of Arciero Court and south of Sub-Area 39 and includes both sides of Terrabella Ct.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;
- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;
- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway (Turf) within Sub-Area 76A.

Zone 11

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road.

Sub-Area 76B — Tract 2431, located south of Bella Vista Court and west of Arciero Court.

Shared Improvements

- Local street lighting improvements;
- Irrigated parkway/slope (Shrubs) east of Signora Rosa Ct;
- Irrigated green belt (Shrubs) south of Mesa Rd. and north of Carino Ct.;
- Non-irrigated open space and or basin along Highway 46 north of Sub-Area 75, Sub-Area 32 and Sub-Area 57;
- Non-irrigated open space and or basin south of Sub-Area 76B;

- Non-irrigated open space adjacent to Sub-Area 48.

Sub-Area Specific Improvements

- Irrigated parkway (Turf) within Sub-Area 76B.

Zone 12

Zone 12 is comprised of those residential subdivisions and properties generally located south of Zone 06, between Creston Road and Beechwood Drive.

Sub-Area 3 — Tract 1457, located east of Creston Road and north of Meadowlark.

Shared Improvements

- Irrigated medians (Shrub) on Creston Rd.;
- Irrigated perimeter parkway/slope (Shrubs & Turf) on Creston Road;
- Irrigated green belt (Shrubs & Turf) on Creston Road;
- Parks.

Sub-Area Specific Improvements

- Local street lighting improvements within the Sub-Area 3;

Zone 12

Zone 12 is comprised of those residential subdivisions and properties generally located south of Zone 06, between Creston Road and Beechwood Drive.

Sub-Area 54 — Tract 1983 (Koval), located south of Meadowlark, east of Creston Road and north of Silver Oak Drive.

Shared Improvements

- Irrigated medians (Shrub) on Creston Rd.;
- Irrigated perimeter parkway/slope (Shrubs & Turf) on Creston Road;
- Irrigated green belt (Shrubs & Turf) on Creston Road;
- Parks.

Sub-Area Specific Improvements

- Local street lighting improvements within the Sub-Area 54

Zone 12

Zone 12 is comprised of those residential subdivisions and properties generally located south of Zone 06, between Creston Road and Beechwood Drive.

Sub-Area 70A — Tract 2254-1, located northeast of Charolais Road, west of Beechwood Drive and south of Meadowlark.

Shared Improvements

- Local street lighting improvements within the Sub-Areas 70A-C
- Irrigated medians (Shrub)on Creston Rd.;
- Irrigated perimeter parkway/slope (Shrubs & Turf) on Creston Road;
- Irrigated green belt (Shrubs & Turf) on Creston Road;
- Parks.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) within Sub-Area 70A

Zone 12

Zone 12 is comprised of those residential subdivisions and properties generally located south of Zone 06, between Creston Road and Beechwood Drive.

Sub-Area 70B — Tract 2254-2, located northeast of Charolais Road, west of Beechwood Drive and south of Meadowlark.

Shared Improvements

- Local street lighting improvements within the Sub-Areas 70A-C
- Irrigated medians (Shrub)on Creston Rd.;
- Irrigated perimeter parkway/slope (Shrubs & Turf) on Creston Road;
- Irrigated green belt (Shrubs & Turf) on Creston Road;
- Parks.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) within the Sub-Area 70B

Zone 12

Zone 12 is comprised of those residential subdivisions and properties generally located south of Zone 06, between Creston Road and Beechwood Drive.

Sub-Area 70C — Tract 2254-3, located northeast of Charolais Road, west of Beechwood Drive and south of Meadowlark.

Shared Improvements

- Local street lighting improvements within the Sub-Areas 70A-C
- Irrigated medians (Shrub)on Creston Rd.;

- Irrigated perimeter parkway/slope (Shrubs & Turf) on Creston Road;
- Irrigated green belt (Shrubs & Turf) on Creston Road;
- Parks.

Sub-Area Specific Improvements

- Irrigated parkway/slope (Turf) within the Sub-Area 70C

Zone 12

Zone 12 is comprised of those residential subdivisions and properties generally located south of Zone 06, between Creston Road and Beechwood Drive.

Sub-Area 89 — Tract 2391, located along the west side of Beechwood Drive and northeast of Charolais Road.

Shared Improvements

- Irrigated medians (Shrub) on Creston Rd.;
- Irrigated perimeter parkway/slope (Shrubs & Turf) on Creston Road;
- Irrigated green belt (Shrubs & Turf) on Creston Road;
- Parks.

Sub-Area Specific Improvements

- Local street lighting improvements within the Sub-Area 89;
- Irrigated parkway/slope (Turf) within Sub-Area 89.

Zone 13A

Zone 13A is comprised of those commercial developments generally located east of the Salinas River near South River Road and Niblick Road.

Sub-Area 7 — Woodland Plaza I, which is located on the north side of Niblick Road and west side of South River Road.

Shared Improvements

- Local street lighting improvements;
- Irrigated Medians (Shrubs) Sub-Area 7, 22 & 46;
- Irrigated Medians (Turf) Sub-Area 22 & 46.

Zone 13B

Zone 13B is comprised of those commercial developments generally located east of the Salinas River near South River Road and Niblick Road.

Sub-Area 22 — PR 91-095 (Woodland Plaza II), located along the west side of South River Road and the south side of Niblick Road.

Shared Improvements

- Local street lighting improvements;
- Irrigated Medians (Shrubs) Sub-Area 7, 22 & 46;
- Irrigated Medians (Turf) Sub-Area 22 & 46.

Sub-Area Specific Improvements

- Irrigated green belt (Shrubs) adjacent to Niblick Rd.

Zone 13C

Zone 13 is comprised of those commercial developments generally located east of the Salinas River near South River Road and Niblick Road.

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

Shared Improvements

- Local street lighting improvements;
- Irrigated Medians (Shrubs) Sub-Area 7, 22 & 46;
- Irrigated Medians (Turf) Sub-Area 22 & 46.

Sub-Area Specific Improvements

- Irrigate parkways (Shrubs & Turf) on Oak Hill Rd., S. River Rd and north of Oak Hill Rd.
- Irrigated green belt (Shrubs & Turf) east of S. River Rd and north of Oak Hill Rd.

Zone 14

Zone 14 is comprised of residential properties who benefit from local light improvements and open space.

Sub-Area 8

Tract 1630 (Trent), located north of Nannette Drive and bisected horizontally by Andrea Circle.

Sub-Area 11

Tract 1723 and encompasses Fallbrook Court.

Sub-Area 33

PR 97-167, located south of Highway 46 East and north of Union Road.

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

Sub-Area 41

PR 97-138 (Pippen) located south of 24th Street

Sub-Area 50

Tract 2311 (Serenade), located east of South River Road

Sub-Area 43 — Tract 1951

Located south of Sewer Access Road.

Zone 15

Zone 15 is comprised of commercial properties who benefit from local light improvements only.

Sub-Area 34 — PD 95-009 (Target Center)

Located south of Gahan Place and west of Theatre Drive.

Sub-Area 95 — PD 95-009 (Theater Drive — Petco).

Sub-Area 10 — Tract 2036 (Granary)

Located west of Riverside Avenue and south of 12th Street

Sub-Area 14 — Williams Brothers Shopping Center (Vons)

Located north of Creston Road and east of Rolling Hills Road.

Sub-Area 23 — PR 93-085 (Tarr)

Located north of Dry Creek Road and encompassing Aerotech Center Way.

Sub-Area 35 — CUP 95-018 (Creston Village)

Located west of Creston Road.

Sub-Area 62 — PR 01-007 (Golden Hill)

Located east of Golden Hill Road.

Sub-Area 66 — PD 00-029

Located west of Ramada Drive near US Highway 101.

Sub-Area 71 — PR 01-263

Located south of Sherwood Road.

Sub-Area 92 — PD 02-017.

Sub-Area 94 — PD 02-003 (East Village).

Sub-Area 97 — PR 00-076.

Sub-Area 118 — Tract 3016.

Sub-Area 9

Tract 1942, located west of Creston Road and north of Niblick Road.

Improvements

Local street lighting and maintenance of the irrigated perimeter landscaping along Niblick Road and Creston Road associated with Tract 1942.

Sub-Area 37

Tract 2269 (Oakwood Orchard), located encompassing Danley Court and portions of Wisteria Lane and of Germaine Way. Sub-Area also includes Tract 2778 Phase II, located on the eastern end of Wisteria Lane.

Improvements

Local street lighting and maintenance of the irrigated parkways and slopes (shrubs) on Golden Hill Road and interior parkways (shrubs) associated with Tract 2269.

Sub-Area 44

Tract 2186 (Viborg), located southeast of Navaho Avenue and encompassing Mohawk Court.

Improvements

Local street lighting, and maintenance of the irrigated parkways and slopes (shrubs) on Navajo Avenue, irrigated entryway parkway/slope (Shrubs) on Mohawk Court and maintenance of the irrigated open space areas within Tract 2186.

Sub-Area 49

Tract 2276 (Bonita Homes), located east of Fontana Road and west of Airport Road.

Improvements

Local street lighting and maintenance of the irrigated perimeter parkways and median islands (Shrubs) on Airport Road, irrigated entryway median (Shrubs) on Turtle Creek Road, irrigated internal parkways (Turf), irrigated open space/detention basin areas and non-Irrigated open space areas associated with Tract 2276.

Sub-Area 59

Tract 2352 (Casa Blanca Court), located north of 24th Street and west of Vine Street.

Improvements

Local street lighting and maintenance of the irrigated perimeter parkway (Shrubs) on 24th St and irrigated internal parkways (Shrubs) associated with Tract 2352.

Sub-Area 64

PR 01-186, located east of Prospect Avenue and north of Union Road.

Improvements

Local street lighting and for maintenance of the irrigated perimeter parkway (Turf) on Prospect Avenue and irrigated perimeter parkway (Turf) on Union Road associated with PR 01-186.

Sub-Area 68

PD 01-003, located south of Highway 46 and north of Gahan Place.

Improvements

Local street lighting and maintenance of the irrigated parkway/slope (Turf) on Alexa Court and irrigated parkway/slope (Shrubs) on Theater Drive associated with PD 01-003.

Sub-Area 73

PD 02-001, located north of Oak Hill Road and west of Nicklaus Drive.

Improvements

Local street lighting and maintenance of the irrigated parkway (Shrubs) on Oak Hill Rd leading up to Sub-Area 73, the irrigated parkway (Shrubs) on Nickolaus Road adjacent to and associated with PD 02-001.

Sub-Area 74

Tract 2411, located west of Vine Street.

Improvements

Local street lighting and maintenance of the irrigated parkway (Turf) on Vine Street associated with Tract 2411.

Sub-Area 81

Tract 2472, located northeast of Creston Road.

Improvements

Local street lighting and maintenance of the irrigated perimeter parkway (Turf) on Creston Road associated with Tract 2472.

Sub-Area 86

PD 98-016.

Improvements

Local street lighting and maintenance of the irrigated parkway (Shrubs) on Oak Hill Rd leading up to Sub-Area 86, the irrigated parkway (Shrubs) on Nickolaus Road adjacent to and associated with PD 98-016.

Sub-Area 88

Tract 2422, located north of 28th Street.

Improvements

Local street lighting and maintenance of the irrigated perimeter parkway (Shrubs) on South River Road, irrigated internal parkways (Turf) on Navajo Avenue & Vista Del Rio Court, and non-irrigated open space areas associated with Tract 2422.

Sub-Area 93

PR 04-053.

Improvements

Street lighting and maintenance of the irrigated parkway (Shrubs) and block wall on north side of Larkfield Place directly across from the development.

Sub-Area 96 — PD 02-008 (Jiffy Lube)**Improvements**

Local street lighting and irrigated median (Shrubs)

Sub-Area 98

Tract 2593.

Improvements

Local street lighting and maintenance of the irrigated internal parkways (Shrubs) within the subdivision including Red Cloud Road and Navajo Avenue.

Sub-Area 101

Tract 2611-1.

Improvements

Local street lighting and maintenance of the irrigated internal parkways (both Turf & Shrubs) on Brahma Street and Kenton Court, irrigated and non-irrigated portions of open space/detention basin associated with Tract 2611-1.

Sub-Area 102

Tract 2676.

Improvements

Local street lighting and maintenance of the irrigated parkways (Shrubs) on Oak Grove Court and Navajo Avenue.

Sub-Area 103

Tract 2594.

Improvements

Local street lighting and maintenance of the landscaped areas associated with the development.

Sub-Area 106

Tract 2529.

Improvements

Local street lighting and maintenance of the landscaped areas associated with the development.

Sub-Area 110

Tract 2775.

Improvements

Local street lighting and maintenance of the irrigated parkways on Maple Street and behind the sidewalk and Maplewood Court (both turf & shrubs).

Sub-Area 112

Tract 2609.

Improvements

Local street lighting and maintenance of the irrigated internal parkways on Cool Valley Road, irrigated perimeter parkway (Shrubs) on Meadowlark Road and Oriole Way, and irrigated open space detention basin areas within the subdivision.

Sub-Area 116

Tract 2782.

Improvements

Local street lighting and maintenance of the landscaped areas associated with the development

These Sub-Areas are not currently assessed

Sub-Area 60 — Tract 2071

Located west of Pacific Avenue.

Sub-Area 82

Tract 2477, located north of Creston Road.

Sub-Area 85

PD 02-018.

Sub-Area 87

PR 01-102.

Sub-Area 117

Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294 (Airport Road Business Park).

Funding Note:

The available funding to maintain various improvements within a Zone or Sub-Area is sometimes limited by the assessment revenues that can be allocated to that particular improvement or Sub-Area due to the approved maximum assessment rates of the Sub-Areas associated with that improvement. While it is the City's desire to provide full service maintenance throughout the District, the current maximum assessment rates for some Sub-Areas requires that the level of maintenance and operation of the improvement be reduced, based on available assessment revenues. Unfortunately, the funding necessary to fully maintain a particular improvement that provides a special benefit to more than a single Sub-Area is often limited by the Sub-Area that has the lowest maximum assessment rate (revenue generating capability). While another Sub-Area's maximum assessment rate may be more than sufficient to proportionately support full maintenance of a particular improvement, it is neither reasonable nor equitable for that Sub-Area to be assessed a disproportionate amount of the maintenance costs of that shared improvement simply because another benefiting Sub-Area has not approved an assessment that would support full service.

Those improvements identified as shared improvements, are given priority in the allocation of available assessment revenues from each of the Sub-Areas, with street lighting being given the highest priority. Sub-Area specific improvements have the least priority, and the level of service provided for those improvements directly depend on the Sub-Areas available revenues after their proportionate allocation of the Zones' shared improvements has been budgeted.

Overview of the Zones and Sub-Areas

The following table (Table III) provides an overview of the Sub-Areas and the associated Zone designations as applicable for the District.

TABLE III
DISTRICT ZONES AND SUB AREAS FISCAL YEAR 2016/2017

Benefit Zone Designation		Subdivision	Description	Total Parcels	Taxable Parcels	Benefit Units
Zone	Sub Area					
Zone 01	Sub Area 1	Tract 1581-1 (Phases 1 & 2)	Riverglen	65	65	65.00
Zone 01	Sub Area 4	Tract 1619	Union	59	59	59.00
Zone 01	Sub Area 6	Tract 1463-1	Sunset Ridge	35	35	35.00
Zone 01	Sub Area 18	Tract 1581-2	Riverglen	41	41	41.00
Zone 01	Sub Area 19	Tract 1463-2	Union	50	50	50.00
Zone 01	Sub Area 47	Tract 2137-1	Riverglen	35	34	34.00
Zone 01	Sub Area 51	Tract 2259	Weyrich	22	22	22.00
Zone 01	Sub Area 55	PM 54-9	Mariah	5	5	5.00
Zone 01	Sub Area 56	Tract 2137-2	Morris	29	29	29.00
Zone 01	Sub Area 58	Tract 2137-3	Weyrich	44	44	44.00
Zone 01	Sub Area 69A	Tract 2369-1		71	71	71.00
Zone 01	Sub Area 69B	Tract 2369-2		35	35	35.00
Zone 01	Sub Area 69C	Tract 2369-3		62	62	62.00
Zone 01	Sub Area 69D	Tract 2369-4		85	82	82.00
Zone 01	Sub Area 91	Tract 2571		36	34	34.00
Zone 01	Sub Area 114	PR 06-035		3	3	3.00
Zone 01	Sub Area 115	Tract 2620	Vanderlip	17	16	16.00
Zone 02	Sub Area 2A-1	Tract 1632-1,2	Meadowlark Farms	44	44	44.00
Zone 02	Sub Area 2A-2	Tract 1632-3	Meadowlark Farms	14	14	14.00
Zone 02	Sub Area 2A-3	Tract 1632-4	Meadowlark Farms	71	71	71.00
Zone 02	Sub Area 2B	Tract 1632-5	Meadowlark Farms	25	25	25.00
Zone 02	Sub Area 2C-1	Tract 1632-6	Meadowlark Farms	27	27	27.00
Zone 02	Sub Area 2C-2	Tract 1632-7	Meadowlark Farms	70	70	70.00
Zone 02	Sub Area 2D	Tract 1632-8	Meadowlark Farms	24	24	24.00
Zone 02	Sub Area 2E	Tract 1632-9	Meadowlark Farms	30	30	30.00
Zone 02	Sub Area 2F	Tract 1632-10	Meadowlark Farms	73	70	70.00
Zone 02	Sub Area 15	Tract 1832	Erskine	73	73	73.00
Zone 03	Sub Area 20	PR 91-088	Grantham	4	4	4.00
Zone 03	Sub Area 25	PR 94-016	Johnson	4	4	4.00
Zone 03	Sub Area 30	PR 91-089	Schnied	3	3	3.00
Zone 04	Sub Area 5	Tract 1508-1, 2	Riverbank	148	148	148.00
Zone 04	Sub Area 16	Tract 1580-3	Riverbank	44	44	44.00
Zone 04	Sub Area 27	Tract 1508-4	Riverbank	59	59	59.00
Zone 05	Sub Area 36A	Tract 1895-1	River Oaks (Stonebrook)	50	49	49.00
Zone 05	Sub Area 36B	Tract 1895-2	River Oaks (VY/VV Estates)	109	84	84.00
Zone 05	Sub Area 36C	Tract 2376	River Oaks (Wedgewood)	52	50	50.00
Zone 05	Sub Area 36D	Tract 2376	River Oaks (Cottage/Classics)	95	90	90.00
Zone 05	Sub Area 36E	Tract 2457-1, 2	River Oaks (Traditions)	79	77	77.00
Zone 05	Sub Area 36F	Tract 2457-3 & 2887-1	River Oaks Community	104	91	91.00
Zone 05	Sub Area 36G	Tract 2457-4	River Oaks	68	67	67.00
Zone 06	Sub Area 12	Tract 2070	Alder Creek	96	96	96.00
Zone 06	Sub Area 28	Tract 1718	Rainbow Court	13	13	13.00
Zone 06	Sub Area 29	PR 95-013		4	4	4.00
Zone 06	Sub Area 31	PR 94-128	French	4	4	4.00
Zone 06	Sub Area 42A	Tract 2214-1	Orradre	18	18	18.00
Zone 06	Sub Area 42B	Tract 2214-2	Orradre	18	18	18.00
Zone 06	Sub Area 42C	Tract 2214-3	Orradre	29	29	29.00
Zone 06	Sub Area 42D	Tract 2214-4	Orradre	25	25	25.00

Benefit Zone Designation		Subdivision	Description	Total Parcels	Taxable Parcels	Benefit Units
Zone	Sub Area					
Zone 06	Sub Area 53	PR 91-045	Larson	3	3	3.00
Zone 06	Sub Area 61	Tract 2005	Dallons Drive	8	8	8.00
Zone 06	Sub Area 77	Tract 2404		37	36	36.00
Zone 06	Sub Area 78	PR 01-141		2	2	2.00
Zone 06	Sub Area 79	PR 01-266		3	3	3.00
Zone 06	Sub Area 83	PR 97-226		2	2	2.00
Zone 06	Sub Area 84	PR 97-227		2	2	2.00
Zone 06	Sub Area 99	Tract 2521		9	9	9.00
Zone 06	Sub Area 100	PR 03-222		4	4	4.00
Zone 06	Sub Area XX6	Tract		0	0	0.00
Zone 07	Sub Area 45A	Tract 1771-1	Burke-Ellsworth	40	40	40.00
Zone 07	Sub Area 45B	Tract 1771-3	Burke-Ellsworth	50	50	50.00
Zone 07	Sub Area 45C	Tract 1771-4	Burke-Ellsworth	36	36	36.00
Zone 07	Sub Area 45D	Tract 1771-5	Burke-Ellsworth	41	41	41.00
Zone 07	Sub Area 45E	Tract 1771-6	Burke-Ellsworth	28	28	28.00
Zone 07	Sub Area 21	Tract 1754-1, 2	Eagle Creek	66	66	66.00
Zone 07	Sub Area 63	Tract 2351		60	60	60.00
Zone 09	Sub Area 52 (A-E)	Tract 2281-(1-5)	Shadow Canyon	151	150	150.00
Zone 10A	Sub Area 13	Tract 1886	Willhoit	81	81	81.00
Zone 10A	Sub Area 67	Tract 2373		22	21	21.00
Zone 10B	Sub Area 72 A	Tract 2350-I & II		54	53	53.00
Zone 10B	Sub Area 72 B	Tract 2350-3		46	46	46.00
Zone 10B	Sub Area 72 C	Tract 2350-4		38	38	38.00
Zone 10B	Sub Area 72 D	Tract 2350-I & II	(Gated)	43	38	38.00
Zone 11	Sub Area 32	Tract 2223-1	Bella Vista	53	53	53.00
Zone 11	Sub Area 38	PR 98-008	Arceiro	15	15	15.00
Zone 11	Sub Area 39	PR 98-009	Arceiro	13	13	13.00
Zone 11	Sub Area 48	Tract 2284	Harris	15	15	15.00
Zone 11	Sub Area 57	Tract 2223-2	Bella Vista Estates	52	51	51.00
Zone 11	Sub Area 75	Tract 2296		11	11	11.00
Zone 11	Sub Area 76A	Tract 2431		12	12	12.00
Zone 11	Sub Area 76B	Tract 2430		10	9	9.00
Zone 12	Sub Area 3	Tract 1457		88	88	88.00
Zone 12	Sub Area 54	Tract 1983	Koval	26	26	26.00
Zone 12	Sub Area 70A	Tract 2254-1		15	15	15.00
Zone 12	Sub Area 70B	Tract 2254-2		15	15	15.00
Zone 12	Sub Area 70C	Tract 2254-3		57	55	55.00
Zone 12	Sub Area 89	Tract 2391		8	8	8.00
Zone 13A	Sub Area 7	PM 47-22 & PM 48-74	Woodland Plaza I	7	7	12.78
Zone 13B	Sub Area 22	PR 91-095	Woodland Plaza II	13	13	42.99
Zone 13C	Sub Area 46	PR 98-038	Woodland Plaza III	7	7	10.86
Zone 14	Sub Area 8	Tract 1630	Trent	36	36	36.00
Zone 14	Sub Area 11	Tract 1723		16	16	16.00
Zone 14	Sub Area 33	PR 97-167	Hwy 46 Part.	4	4	4.00
Zone 14	Sub Area 40	PR 93-087	Gilead Lane	4	4	4.00
Zone 14	Sub Area 41	PR 97-138	Pippen	5	5	5.00
Zone 14	Sub Area 43	Tract 1951		11	11	11.00
Zone 14	Sub Area 50	Tract 2311	Serenade	73	72	72.00
Zone 15	Sub Area 10	Tract 2036	Granary	7	6	2.73
Zone 15	Sub Area 14	Williams Bros.	Vons Shopping Center	6	6	18.10
Zone 15	Sub Area 23	PR 93-085	Tarr	23	22	66.28

Benefit Zone Designation		Subdivision	Description	Total Parcels	Taxable Parcels	Benefit Units
Zone	Sub Area					
Zone 15	Sub Area 34	PD 95-009	Target Center	12	11	11.00
Zone 15	Sub Area 35	CUP 95-018	TCD Conv	2	2	2.00
Zone 15	Sub Area 62	PR 01-007	Golden Hill	2	2	2.00
Zone 15	Sub Area 66	PD 00-029		1	1	1.00
Zone 15	Sub Area 71	PR 01-263		2	2	2.00
Zone 15	Sub Area 92	PD 02-017		7	7	7.00
Zone 15	Sub Area 94	PD 02-003	East Village	8	7	7.00
Zone 15	Sub Area 95	PD 95-009	Theater Drive (Petco)	2	2	2.00
Zone 15	Sub Area 97	PR 00-076		3	3	3.00
Zone 15	Sub Area 118	Tract 3016		11	11	24.90
	Sub Area 9	Tract 1942		18	18	18.00
	Sub Area 37	Tract 2269 & 2278-1,2	Oakwood Orchard	39	31	31.00
	Sub Area 44	Tract 2186	Viborg	12	12	12.00
	Sub Area 49	Tract 2276	Bonita Homes	71	71	71.00
	Sub Area 59	Tract 2352	Casa Blanca Court	10	10	10.00
	Sub Area 60	Tract 2071		10	0	0.00
	Sub Area 64	PR 01-186		4	4	4.00
	Sub Area 68	PD 01-003		4	3	3.00
	Sub Area 73	PD 02-001	(29 Multi-Family Res Units)	1	1	1.00
	Sub Area 74	Tract 2411		12	12	12.00
	Sub Area 81	Tract 2472		23	23	23.00
	Sub Area 82	Tract 2477		8	0	0.00
	Sub Area 85	PD 02-018		1	0	0
	Sub Area 86	PD 98-016		1	1	1.00
	Sub Area 87	PR 01-102		3	0	0.00
	Sub Area 88	Tract 2422		23	22	22.00
	Sub Area 93	PR 04-053		4	4	4.00
	Sub Area 96	PD 02-008	Jiffy Lube	1	1	1.00
	Sub Area 98	Tract 2593		57	55	55.00
	Sub Area 101	Tract 2611-1		42	39	39.00
	Sub Area 102	Tract 2676		11	11	11.00
	Sub Area 103	Tract 2594	Golden Hills Business Park	48	47	47.00
	Sub Area 104	Tract		0	0	0.00
	Sub Area 105	Tract		0	0	0.00
	Sub Area 106	Tract 2529		23	21	21.00
	Sub Area 107	Tract		0	0	0.00
	Sub Area 108	Tract		0	0	0.00
	Sub Area 109	Tract		0	0	0.00
	Sub Area 110	Tract 2775		17	17	17.00
	Sub Area 111	Tract		0	0	0.00
	Sub Area 112	Tract 2609		25	20	20.00
	Sub Area 113	Tract		0	0	0.00
	Sub Area 116	Tract 2782		7	7	7.00
	Sub Area 117	Tract 2272-1 & 2 PR 07-0294		2	0	0.00
Total				4,126	4,002	4,108.64

III. **METHOD OF APPORTIONMENT**

A. 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.”

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements were primarily installed in connection with the development of properties in each respective Zones/Sub Areas. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) on those properties and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or properties outside each respective Zone.

In the absence of a special funding Zone, the City would typically provide only limited tree management, weed abatement, rodent control, and erosion control services for the various landscape easement areas. This baseline level of service would typically provide for periodic servicing of the improvement areas along the streets within the Zone/Sub Area (generally twice annually) or on an as-needed basis for most non-street improvement areas. This baseline level of service provides for public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways and potential property damage resulting from slope failures or fire hazards, but results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance that can be provided in the Zones/Sub Areas through the use of special benefit assessments.. This baseline servicing, unlike the enhanced aesthetic services funded through special benefit assessments, would provide benefits to the general public and to the properties both within and outside of the specific benefit zones.

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 special benefits to each parcel.

B. 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 various 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 by 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.

C. ASSESSMENT METHODOLOGY

The benefit formula used within each Zone and/or 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:

ZONES 13A, 13B, 13C and ZONE 15 (SUB AREAS 10, 14, 23, and 118)

The following formula is used to arrive at the levy amount for each parcel within Zones 13A, 13B, 13C and Zone 15, Sub-Areas 10, 14, 23, and 118.

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

$$\textit{Levy per Acre (rate)} \times \textit{Parcel Acreage} = \textit{Parcel Levy Amount}$$

Per Parcel Benefit Calculation:

ZONES 1-7, 9-12, 14, ZONE 15 (SUB AREAS 34, 35, 62, 66, 71, 92, 94, 95, 97), and SUBAREAS 9, 37, 44, 49, 59, 60, 64, 68, 73, 74, 81, 85-88, 93, 96, 98, 101-113, 116-117.

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.

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

D. ASSESSMENT RANGE FORMULA (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 new or increased assessment that exceeds the adjusted maximum rate, before that assessment may be imposed. The Assessment Range Formula (inflationary adjustment) adopted for the District assessments 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

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

The percentage change used is the annual change for the preceding 12 months. The annual inflation factor applied for fiscal year 2016/2017 is based on the annual percentage change from 2015 to 2016 (February to February), and has been identified as 3.02%.

The following table (Table IV) provides a listing of all Sub-Areas within the District for which the Assessment Range Formula (annual inflationary adjustment) for the maximum assessment rates have been approved and previously adopted.

TABLE IV
SUB AREAS WITH ANNUAL INFLATIONARY ADJUSTMENTS

SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION	SUB AREA	SUBDIVISION
2C-1	Tract 1632-6	42C	Tract 2214-3	66	PD 00-029	85	PD 02-018
2C-2	Tract 1632-7	42D	Tract 2214-4	67	Tract 2373	86	PD 98-016
2D	Tract 1632-8	44	Tract 2186	68	PD 01-003	87	PR 01-102
2E	Tract 1632-9	45A	Tract 1771-1	69A	Tract 2369-1	88	Tract 2422
2F	Tract 1632-10	45B	Tract 1771-3	69B	Tract 2369-2	89	Tract 2391
3	Tract 1457	45C	Tract 1771-4	69C	Tract 2369-3	91	Tract 2571
7	PM 47-22 & PM 48-74	45D	Tract 1771-5	69D	Tract 2369-4	92	PD 02-017
20	PR 91-088	45E	Tract 1771-6	70A	Tract 2254-1	93	PR 04-053
21	Tract 1754-1, 2	46	PR 98-038	70B	Tract 2254-2	94	PD 02-003
22	PR 91-095	47	Tract 2137-1	70C	Tract 2254-3	95	PD 95-009
25	PR 94-016	48	Tract 2284	71	PR 01-263	96	PD 02-008
28	Tract 1718	49	Tract 2276	72 A	Tract 2350-I & II	97	PR 00-076
30	PR 91-089	50	Tract 2311	72 B	Tract 2350-3	98	Tract 2593
33	PR 97-167	51	Tract 2259	72 C	Tract 2350-4	99	Tract 2521
36A	Tract 1895-1	52 (A-E)	Tract 2281-(1-5)	72 D	Tract 2350-I & II	100	PR 03-222
36B	Tract 1895-2	53	PR 91-045	73	PD 02-001	101	Tract 2611-1
36C	Tract 2376	54	Tract 1983	74	Tract 2411	102	Tract 2676
36D	Tract 2376	55	PM 54-9	75	Tract 2296	103	Tract 2594
36E	Tract 2457-1, 2	56	Tract 2137-2	76A	Tract 2431	106	Tract 2529
36F	Tract 2457-3 & 2887-1	57	Tract 2223-2	76B	Tract 2430	110	Tract 2775
36G	Tract 2457-4	58	Tract 2137-3	77	Tract 2404	112	Tract 2609
37	Tract 2269 & 2278-1,2	59	Tract 2352	78	PR 01-141	114	PR 06-035
38	PR 98-008	60	Tract 2071	79	PR 01-266	115	Tract 2620
39	PR 98-009	61	Tract 2005	81	Tract 2472	116	Tract 2782
41	PR 97-138	62	PR 01-007	82	Tract 2477	117	Tract 2272-1 & 2 PR 07-0294
42A	Tract 2214-1	63	Tract 2351	83	PR 97-226	118	Tract 3016
42B	Tract 2214-2	64	PR 01-186	84	PR 97-227	* 2A-1	Tract 1632-1,2

* Sub-Area was balloted and approved for an annual inflationary adjustment in 2008/2009

IV. DISTRICT BUDGETS FISCAL YEAR 2016/2017

The following pages provide the proposed budgets and assessment rates for each of the Zones and/or Sub-Areas within the District for fiscal year 2016/2017. 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. The net cost of providing the improvements in each Zone and/or Sub-Area is proportionately allocated to each benefiting parcel with each respective Zone and/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 budgets include Zones and/or Sub-Areas that are currently undergoing proceedings to increase the Maximum Assessment Rate. If majority protest exists as defined in the Constitution, then the budgets will be reduced proportionately and the Fiscal Year 2016/17 Annual Assessment Rates per EBU will be equal to the currently approved maximum assessment rate. The following table shows the Zones and/or Sub-Areas affected by the proceedings, the Proposed Fiscal Year 2016/17 Maximum Assessment Rate and the Current Approved Fiscal Year 2016/17 Maximum Assessment Rate:

Zone	Sub-Area	Proposed Fiscal Year 2016/17 Maximum Assessment Rate	Current Approved Fiscal Year Maximum Assessment Rate
1	1	\$207.00	\$159.06
1	4	\$207.00	\$176.22
1	6	\$207.00	\$120.08
1	18	\$207.00	\$159.06
1	19	\$207.00	\$120.08
2	2A-2	\$127.00	\$101.66
2	2A-3	\$140.00	\$101.66
2	15	\$128.00	\$80.34
3	20	\$99.00	\$99.00
3	25	\$99.00	\$99.00
3	30	\$99.00	\$99.00
4	5	\$106.00	\$103.10
4	16	\$106.00	\$103.10
4	27	\$106.00	\$103.10
9	52	\$630.00	\$630.00
10A	13	\$235.00	\$142.72
12	3	\$187.00	\$187.00
13B	22	\$597.00	\$597.00
13C	46	\$1,114.00	\$1,114.00
15	66	\$577.00	\$577.00
	44	\$595.00	\$595.00

The following budgets may include one or more of the following footnote references:

Foot Notes:

1. Currently assessed for Street Lights Only
2. The Sub-Area is part of a Zone that has some shared improvements with other sub-areas, it's budget reflects the Sub-Areas' specific improvements as well as its proportional cost and special benefit from any shared zone improvements that may be funded by available assessment revenues for the sub-area.
3. Although the Sub-Area is part of a Zone, its budget reflects the Sub-Areas' proportional cost and special benefit from sub-area specific improvements only that may be funded by available assessment revenues for the sub-area.
4. A New Maximum Assessment was approved by property owners in fiscal year 2006/2007, including the inflationary adjustment.
5. A New Maximum Assessment was approved by property owners in fiscal year 2008/2009, including the inflationary adjustment.
6. Landscape Water allocation is for shared improvements. Sub Area specific landscape water allocation is \$0 as water was shut off to these sub areas.

BUDGET ITEMS	Zone 01	Zone 01	Zone 01	Zone 01	Zone 01
	Sub Area 1	Sub Area 4	Sub Area 6	Sub Area 18	Sub Area 19
	Tracts 1581-1 (Phases 1 & 2) Riverglen	Tract 1619 Union	Tract 1463-1 Sunset Ridge	Tract 1581-2 Riverglen	Tract 1463-2 Riverglen
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	3,128	2,839	1,684	1,973	2,406
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 3,128	\$ 2,839	\$ 1,684	\$ 1,973	\$ 2,406
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	6,545	5,941	3,524	4,129	5,035
Annual Tree Maintenance Expenses	223	202	120	141	171
Annual Landscape Water Expenses	2,620	2,378	1,411	1,652	2,015
Annual Landscape Irrigation Operation & Maintenance	272	247	146	172	209
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 9,660	\$ 8,768	\$ 5,201	\$ 6,093	\$ 7,431
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 12,788	\$ 11,608	\$ 6,886	\$ 8,066	\$ 9,837
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 156	\$ 142	\$ 84	\$ 99	\$ 120
Total Landscape Rehab Funding Collection	\$ 228	\$ 207	\$ 123	\$ 144	\$ 175
Total Tree Rehab Funding Collection	\$ 163	\$ 148	\$ 88	\$ 103	\$ 125
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 547	\$ 497	\$ 295	\$ 345	\$ 421
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 547	\$ 497	\$ 295	\$ 345	\$ 421
TOTAL DIRECT ANNUAL FUNDING	\$ 13,335	\$ 12,104	\$ 7,181	\$ 8,412	\$ 10,258
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (313)	\$ (284)	\$ (168)	\$ (197)	\$ (241)
Landscape General Benefit — City Funded	\$ (2,349)	\$ (2,132)	\$ (1,265)	\$ (1,482)	\$ (1,807)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (2,662)	\$ (2,416)	\$ (1,433)	\$ (1,679)	\$ (2,048)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 10,673	\$ 9,688	\$ 5,747	\$ 6,733	\$ 8,210
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 534	\$ 484	\$ 287	\$ 337	\$ 411
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 534	\$ 484	\$ 287	\$ 337	\$ 411
ADMINISTRATION					
Total Annual District Administration	\$ 2,082	\$ 1,889	\$ 1,121	\$ 1,313	\$ 1,601
County Administration Fee	134	122	72	85	103
TOTAL ANNUAL ADMINISTRATION	\$ 2,216	\$ 2,011	\$ 1,193	\$ 1,398	\$ 1,705
TOTAL INCIDENTAL EXPENSES	\$ 2,750	\$ 2,496	\$ 1,481	\$ 1,734	\$ 2,115
BALANCE TO LEVY	\$ 13,423	\$ 12,184	\$ 7,228	\$ 8,467	\$ 10,326
DISTRICT STATISTICS					
Total Parcels	65	59	35	41	50
Total Assessable Parcels	65	59	35	41	50
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	65.00	59.00	35.00	41.00	50.00
Proposed Calculated Annual Assessment Rate per EBU	\$206.51	\$206.51	\$206.51	\$206.51	\$206.51
Proposed/Current Maximum Assessment Rate per EBU	\$207.00	\$207.00	\$207.00	\$207.00	\$207.00

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 01	Zone 01	Zone 01	Zone 01	Zone 01
	Sub Area 47	Sub Area 51	Sub Area 55	Sub Area 56	Sub Area 58
	Tract 2137-1	Tract 2259	PM 54-9	Tract 2137-2	Tract 2137-3
	Riverglen	Weyrich	Mariah	Morris	Weyrich
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	1,636	1,059	241	1,396	2,118
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 1,636	\$ 1,059	\$ 241	\$ 1,396	\$ 2,118
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	11,780	5,727	1,343	10,297	15,580
Annual Tree Maintenance Expenses	835	147	33	625	745
Annual Landscape Water Expenses	4,775	1,004	228	3,491	5,840
Annual Landscape Irrigation Operation & Maintenance	369	92	21	283	480
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 17,759	\$ 6,970	\$ 1,626	\$ 14,696	\$ 22,644
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 19,395	\$ 8,029	\$ 1,866	\$ 16,091	\$ 24,762
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 82	\$ 53	\$ 12	\$ 70	\$ 106
Total Landscape Rehab Funding Collection	\$ 481	\$ 77	\$ 18	\$ 354	\$ 445
Total Tree Rehab Funding Collection	\$ 437	\$ 55	\$ 13	\$ 323	\$ 357
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 1,000	\$ 185	\$ 42	\$ 746	\$ 908
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 1,000	\$ 185	\$ 42	\$ 746	\$ 908
TOTAL DIRECT ANNUAL FUNDING	\$ 20,395	\$ 8,214	\$ 1,908	\$ 16,838	\$ 25,670
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (164)	\$ (106)	\$ (24)	\$ (140)	\$ (212)
Landscape General Benefit — City Funded	\$ (1,504)	\$ (795)	\$ (181)	\$ (1,242)	\$ (1,904)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (1,668)	\$ (901)	\$ (205)	\$ (1,382)	\$ (2,116)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 18,728	\$ 7,313	\$ 1,704	\$ 15,456	\$ 23,554
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 672	\$ 181	\$ 41	\$ 509	\$ 763
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 672	\$ 181	\$ 41	\$ 509	\$ 763
ADMINISTRATION					
Total Annual District Administration	\$ 1,930	\$ 705	\$ 160	\$ 1,507	\$ 2,295
County Administration Fee	70	46	10	60	91
TOTAL ANNUAL ADMINISTRATION	\$ 2,000	\$ 750	\$ 170	\$ 1,567	\$ 2,386
TOTAL INCIDENTAL EXPENSES	\$ 2,672	\$ 931	\$ 212	\$ 2,075	\$ 3,149
BALANCE TO LEVY	\$ 21,400	\$ 8,244	\$ 1,915	\$ 17,531	\$ 26,703
DISTRICT STATISTICS					
Total Parcels	35	22	5	29	44
Total Assessable Parcels	34	22	5	29	44
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	34.00	22.00	5.00	29.00	44.00
Proposed Calculated Annual Assessment Rate per EBU	\$629.41	\$374.73	\$383.01	\$604.53	\$606.89
Proposed/Current Maximum Assessment Rate per EBU	\$629.41	\$514.72	\$915.60	\$821.92	\$828.82

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 01	Zone 01	Zone 01	Zone 01	Zone 01
	Sub Area 69A Tract 2369-1	Sub Area 69B Tract 2369-2	Sub Area 69C Tract 2369-3	Sub Area 69D Tract 2369-4	Sub Area 91 Tract 2571
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	3,417	1,684	2,984	3,946	1,636
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 3,417	\$ 1,684	\$ 2,984	\$ 3,946	\$ 1,636
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	22,274	14,158	22,198	28,932	10,292
Annual Tree Maintenance Expenses	1,276	503	1,375	1,910	228
Annual Landscape Water Expenses	7,494	3,026	7,932	9,025	1,551
Annual Landscape Irrigation Operation & Maintenance	597	247	619	853	142
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 31,640	\$ 17,934	\$ 32,123	\$ 40,720	\$ 12,214
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 35,057	\$ 19,619	\$ 35,107	\$ 44,666	\$ 13,850
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 171	\$ 84	\$ 149	\$ 197	\$ 82
Total Landscape Rehab Funding Collection	\$ 727	\$ 283	\$ 791	\$ 1,021	\$ 119
Total Tree Rehab Funding Collection	\$ 642	\$ 244	\$ 712	\$ 994	\$ 85
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 1,540	\$ 611	\$ 1,652	\$ 2,213	\$ 286
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 1,540	\$ 611	\$ 1,652	\$ 2,213	\$ 286
TOTAL DIRECT ANNUAL FUNDING	\$ 36,597	\$ 20,230	\$ 36,759	\$ 46,879	\$ 14,136
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (342)	\$ (168)	\$ (298)	\$ (395)	\$ (164)
Landscape General Benefit — City Funded	\$ (2,929)	\$ (1,387)	\$ (2,677)	\$ (3,554)	\$ (1,229)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (3,271)	\$ (1,555)	\$ (2,975)	\$ (3,948)	\$ (1,392)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 33,326	\$ 18,675	\$ 33,784	\$ 42,930	\$ 12,744
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 1,102	\$ 462	\$ 1,131	\$ 1,416	\$ 279
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 1,102	\$ 462	\$ 1,131	\$ 1,416	\$ 279
ADMINISTRATION					
Total Annual District Administration	\$ 3,383	\$ 1,494	\$ 3,317	\$ 4,203	\$ 1,089
County Administration Fee	147	72	128	170	70
TOTAL ANNUAL ADMINISTRATION	\$ 3,530	\$ 1,566	\$ 3,445	\$ 4,372	\$ 1,159
TOTAL INCIDENTAL EXPENSES	\$ 4,632	\$ 2,028	\$ 4,576	\$ 5,788	\$ 1,438
BALANCE TO LEVY	\$ 37,958	\$ 20,702	\$ 38,360	\$ 48,718	\$ 14,182
DISTRICT STATISTICS					
Total Parcels	71	35	62	85	36
Total Assessable Parcels	71	35	62	82	34
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	71.00	35.00	62.00	82.00	34.00
Proposed Calculated Annual Assessment Rate per EBU	\$534.61	\$591.49	\$618.71	\$594.13	\$417.13
Proposed/Current Maximum Assessment Rate per EBU	\$665.82	\$665.82	\$798.98	\$747.36	\$665.82

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 01	Zone 01	Zone 02	Zone 02	Zone 02
	Sub Area 114 PR 06-035	Sub Area 115 Tract 2620 Vanderlip	Sub Area 2A-1 Tract 1632 & Tract 1632-2 Meadowlark Farms	Sub Area 2A-2 Tract 1632-3 Meadowlark Farms	Sub Area 2A-3 Tract 1632-4 Meadowlark Farms
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	144	770	1,665	530	2,687
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 144	\$ 770	\$ 1,665	\$ 530	\$ 2,687
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	591	6,879	6,485	409	2,463
Annual Tree Maintenance Expenses	20	151	289	42	490
Annual Landscape Water Expenses	137	964	1,293	339	1,717
Annual Landscape Irrigation Operation & Maintenance	13	83	163	48	243
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 760	\$ 8,078	\$ 8,231	\$ 837	\$ 4,912
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 905	\$ 8,848	\$ 9,896	\$ 1,367	\$ 7,599
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 7	\$ 39	\$ 83	\$ 26	\$ 134
Total Landscape Rehab Funding Collection	\$ 11	\$ 82	\$ 132	\$ 37	\$ 225
Total Tree Rehab Funding Collection	\$ 8	\$ 66	\$ 143	\$ 41	\$ 482
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 25	\$ 186	\$ 358	\$ 104	\$ 841
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 25	\$ 186	\$ 358	\$ 104	\$ 841
TOTAL DIRECT ANNUAL FUNDING	\$ 930	\$ 9,034	\$ 10,254	\$ 1,471	\$ 8,441
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (14)	\$ (77)	\$ (167)	\$ (53)	\$ (269)
Landscape General Benefit — City Funded	\$ (108)	\$ (598)	\$ (266)	\$ (37)	\$ (386)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (123)	\$ (675)	\$ (432)	\$ (90)	\$ (655)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 807	\$ 8,359	\$ 9,822	\$ 1,381	\$ 7,786
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 25	\$ 160	\$ 237	\$ 69	\$ 389
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 25	\$ 160	\$ 237	\$ 69	\$ 389
ADMINISTRATION					
Total Annual District Administration	\$ 96	\$ 573	\$ 974	\$ 291	\$ 1,552
County Administration Fee	6	33	91	29	147
TOTAL ANNUAL ADMINISTRATION	\$ 102	\$ 606	\$ 1,065	\$ 320	\$ 1,699
TOTAL INCIDENTAL EXPENSES	\$ 127	\$ 766	\$ 1,303	\$ 389	\$ 2,088
BALANCE TO LEVY	\$ 934	\$ 9,125	\$ 11,125	\$ 1,771	\$ 9,875
DISTRICT STATISTICS					
Total Parcels	3	17	44	14	71
Total Assessable Parcels	3	16	44	14	71
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	3.00	16.00	44.00	14.00	71.00
Proposed Calculated Annual Assessment Rate per EBU	\$311.39	\$570.32	\$252.83	\$126.47	\$139.08
Proposed/Current Maximum Assessment Rate per EBU	\$560.52	\$1,121.04	\$423.59	\$127.00	\$140.00

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 02	Zone 02	Zone 02	Zone 02	Zone 02
	Sub Area 2B Tract 1632-5	Sub Area 2C-1 Tract 1632-6	Sub Area 2C-2 Tract 1632-7	Sub Area 2D Tract 1632-8	Sub Area 2E Tract 1632-9
	Meadowlark Farms	Meadowlark Farms	Meadowlark Farms	Meadowlark Farms	Meadowlark Farms
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	946	1,022	2,649	908	1,135
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 946	\$ 1,022	\$ 2,649	\$ 908	\$ 1,135
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	1,167	1,854	5,617	5,359	4,101
Annual Tree Maintenance Expenses	147	164	411	141	380
Annual Landscape Water Expenses	684	758	1,916	657	1,904
Annual Landscape Irrigation Operation & Maintenance	86	95	239	82	207
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 2,084	\$ 2,870	\$ 8,184	\$ 6,239	\$ 6,593
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 3,030	\$ 3,892	\$ 10,833	\$ 7,147	\$ 7,728
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 47	\$ 51	\$ 132	\$ 45	\$ 57
Total Landscape Rehab Funding Collection	\$ 66	\$ 74	\$ 185	\$ 63	\$ 201
Total Tree Rehab Funding Collection	\$ 73	\$ 82	\$ 204	\$ 70	\$ 206
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 186	\$ 207	\$ 521	\$ 179	\$ 463
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 186	\$ 207	\$ 521	\$ 179	\$ 463
TOTAL DIRECT ANNUAL FUNDING	\$ 3,216	\$ 4,099	\$ 11,354	\$ 7,326	\$ 8,192
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (95)	\$ (102)	\$ (265)	\$ (91)	\$ (114)
Landscape General Benefit — City Funded	\$ (66)	\$ (74)	\$ (186)	\$ (64)	\$ (172)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (161)	\$ (176)	\$ (451)	\$ (155)	\$ (286)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 3,055	\$ 3,923	\$ 10,904	\$ 7,172	\$ 7,906
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 123	\$ 136	\$ 345	\$ 118	\$ 281
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 123	\$ 136	\$ 345	\$ 118	\$ 281
ADMINISTRATION					
Total Annual District Administration	\$ 520	\$ 568	\$ 1,456	\$ 499	\$ 910
County Administration Fee	52	56	145	50	62
TOTAL ANNUAL ADMINISTRATION	\$ 572	\$ 623	\$ 1,601	\$ 549	\$ 972
TOTAL INCIDENTAL EXPENSES	\$ 695	\$ 759	\$ 1,946	\$ 667	\$ 1,253
BALANCE TO LEVY	\$ 3,750	\$ 4,683	\$ 12,850	\$ 7,839	\$ 9,159
DISTRICT STATISTICS					
Total Parcels	25	27	70	24	30
Total Assessable Parcels	25	27	70	24	30
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	25.00	27.00	70.00	24.00	30.00
Proposed Calculated Annual Assessment Rate per EBU	\$150.00	\$173.43	\$183.57	\$326.62	\$305.29
Proposed/Current Maximum Assessment Rate per EBU	\$150.00	\$367.66	\$367.66	\$933.21	\$532.65

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 02	Zone 02	Zone 03	Zone 03	Zone 03
	Sub Area 2F Tract 1632-10	Sub Area 15 Tract 1832	Sub Area 20 PR 91-088	Sub Area 25 PR 94-016	Sub Area 30 PR 91-089
	Meadowlark Farms	Erskine	Grantham	Johnson	Schnied
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	2,649	2,763	123	123	92
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 2,649	\$ 2,763	\$ 123	\$ 123	\$ 92
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	13,845	2,196	324	324	243
Annual Tree Maintenance Expenses	923	220	4	4	3
Annual Landscape Water Expenses	4,861	1,765	-	-	-
Annual Landscape Irrigation Operation & Maintenance	524	250	-	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 20,153	\$ 4,431	\$ 328	\$ 328	\$ 246
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 22,802	\$ 7,194	\$ 451	\$ 451	\$ 338
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 132	\$ 138	\$ 6	\$ 6	\$ 5
Total Landscape Rehab Funding Collection	\$ 494	\$ 194	\$ 3	\$ 3	\$ 2
Total Tree Rehab Funding Collection	\$ 497	\$ 213	\$ 0	\$ 0	\$ 0
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 1,124	\$ 544	\$ 10	\$ 10	\$ 7
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 1,124	\$ 544	\$ 10	\$ 10	\$ 7
TOTAL DIRECT ANNUAL FUNDING	\$ 23,926	\$ 7,738	\$ 461	\$ 461	\$ 346
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (265)	\$ (276)	\$ (12)	\$ (12)	\$ (9)
Landscape General Benefit — City Funded	\$ (541)	\$ (226)	\$ (165)	\$ (165)	\$ (124)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (806)	\$ (503)	\$ (178)	\$ (178)	\$ (133)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 23,120	\$ 7,235	\$ 283	\$ 283	\$ 212
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 702	\$ 362	\$ 14	\$ 14	\$ 11
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 702	\$ 362	\$ 14	\$ 14	\$ 11
ADMINISTRATION					
Total Annual District Administration	\$ 2,236	\$ 1,526	\$ 90	\$ 90	\$ 68
County Administration Fee	145	151	8	8	6
TOTAL ANNUAL ADMINISTRATION	\$ 2,381	\$ 1,677	\$ 98	\$ 98	\$ 74
TOTAL INCIDENTAL EXPENSES	\$ 3,083	\$ 2,038	\$ 113	\$ 113	\$ 84
BALANCE TO LEVY	\$ 26,203	\$ 9,274	\$ 396	\$ 396	\$ 297
DISTRICT STATISTICS					
Total Parcels	73	73	4	4	3
Total Assessable Parcels	70	73	4	4	3
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	70.00	73.00	4.00	4.00	3.00
Proposed Calculated Annual Assessment Rate per EBU	\$374.33	\$127.04	\$98.94	\$98.94	\$98.94
Proposed/Current Maximum Assessment Rate per EBU	\$532.65	\$128.00	\$99.00	\$99.00	\$99.00

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 04	Zone 04	Zone 04	Zone 05	Zone 05
	Sub Area 5 Tract 1508-1 & Tract 1508-2	Sub Area 16 Tract 1508-3	Sub Area 27 Tract 1508-4	Sub Area 36A Tract 1895-1	Sub Area 36B Tract 1895-2
	Riverbank	Riverbank	Riverbank	River Oaks (Stonebrook)	River Oaks (VY/IV Estates)
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	4,799	1,427	1,913	1,802	3,126.61
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 4,799	\$ 1,427	\$ 1,913	\$ 1,802	3,126.61
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	4,157	1,236	1,657	10,279	25,595.69
Annual Tree Maintenance Expenses	327	97	130	932	1,813.11
Annual Landscape Water Expenses	1,882	560	750	5,678	10,873.56
Annual Landscape Irrigation Operation & Maintenance	143	42	57	411	784.64
Annual Landscape Lighting Operation & Maintenance	1,158	344	462	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 7,667	\$ 2,279	\$ 3,056	\$ 17,300	\$ 39,067
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 12,466	\$ 3,706	\$ 4,970	\$ 19,102	\$ 42,194
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 240	\$ 71	\$ 96	\$ 90	156.33
Total Landscape Rehab Funding Collection	\$ 288	\$ 86	\$ 115	\$ 512	1,005.66
Total Tree Rehab Funding Collection	\$ 311	\$ 93	\$ 124	\$ 492	967.07
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 839	\$ 249	\$ 334	\$ 1,094	2,129.07
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	-
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	-
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	-
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 839	\$ 249	\$ 334	\$ 1,094	2,129.07
TOTAL DIRECT ANNUAL FUNDING	\$ 13,305	\$ 3,956	\$ 5,304	\$ 20,196	44,322.68
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (480)	\$ (143)	\$ (191)	\$ (180)	(312.66)
Landscape General Benefit — City Funded	\$ (956)	\$ (284)	\$ (381)	\$ (462)	(888.59)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (1,436)	\$ (427)	\$ (573)	\$ (642)	(1,201.25)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 11,869	\$ 3,529	\$ 4,731	\$ 19,554	43,121.43
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 593	\$ 176	\$ 237	\$ 695	1,332.94
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 593	\$ 176	\$ 237	\$ 695	1,332.94
ADMINISTRATION					
Total Annual District Administration	\$ 2,853	\$ 848	\$ 1,137	\$ 2,002	3,732.85
County Administration Fee	306	91	122	101	173.78
TOTAL ANNUAL ADMINISTRATION	\$ 3,159	\$ 939	\$ 1,259	\$ 2,103	3,906.63
TOTAL INCIDENTAL EXPENSES	\$ 3,753	\$ 1,116	\$ 1,496	\$ 2,798	5,239.56
BALANCE TO LEVY	\$ 15,622	\$ 4,644	\$ 6,228	\$ 22,352	48,361.00
DISTRICT STATISTICS					
Total Parcels	148	44	59	50	109.00
Total Assessable Parcels	148	44	59	49	84.00
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	148.00	44.00	59.00	49.00	84.00
Proposed Calculated Annual Assessment Rate per EBU	\$105.55	\$105.55	\$105.55	\$456.17	575.73
Proposed/Current Maximum Assessment Rate per EBU	\$106.00	\$106.00	\$106.00	\$534.74	932.14

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 05	Zone 05	Zone 05	Zone 05	Zone 05
	Sub Area 36C	Sub Area 36D	Sub Area 36E	Sub Area 36F	Sub Area 36G
	Tract 2376	Tract 2376	Tract 2457-1 & Tract 2457-2	Tract 2457-3 & Tract 2887-1	Tract 2457-4
	River Oaks (Wedgewood)	River Oaks (Cottage/Classics)	River Oaks (Traditions)	River Oaks Community	River Oaks
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	1,839	3,311	2,832.34	2,427.72	2,465
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 1,839	\$ 3,311	2,832.34	2,427.72	\$ 2,465
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	15,012	12,073	14,168.81	14,367.21	10,907
Annual Tree Maintenance Expenses	1,596	1,064	1,002.99	1,044.18	1,206
Annual Landscape Water Expenses	9,075	6,935	6,400.44	6,888.30	7,397
Annual Landscape Irrigation Operation & Maintenance	654	510	472.90	506.10	536
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 26,337	\$ 20,582	\$ 22,045	\$ 22,806	\$ 20,047
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 28,176	\$ 23,892	\$ 24,877	\$ 25,234	\$ 22,512
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 92	\$ 166	141.62	121.39	\$ 123
Total Landscape Rehab Funding Collection	\$ 897	\$ 550	525.82	540.15	\$ 659
Total Tree Rehab Funding Collection	\$ 875	\$ 526	504.25	514.05	\$ 632
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 1,864	\$ 1,242	1,171.69	1,175.59	\$ 1,414
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	-	-	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	-	-	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	-	-	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 1,864	\$ 1,242	1,171.69	1,175.59	\$ 1,414
TOTAL DIRECT ANNUAL FUNDING	\$ 30,040	\$ 25,134	26,049.17	26,409.09	\$ 23,926
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (184)	\$ (331)	(283.23)	(242.77)	\$ (246)
Landscape General Benefit — City Funded	\$ (756)	\$ (551)	(514.38)	(544.84)	\$ (600)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (940)	\$ (882)	(797.61)	(787.61)	\$ (846)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 29,100	\$ 24,252	25,251.56	25,621.48	\$ 23,080
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 1,114	\$ 853	788.56	802.08	\$ 906
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 1,114	\$ 853	788.56	802.08	\$ 906
ADMINISTRATION					
Total Annual District Administration	\$ 2,907	\$ 2,768	2,493.97	2,659.34	\$ 2,641
County Administration Fee	103	186	159.30	188.26	139
TOTAL ANNUAL ADMINISTRATION	\$ 3,011	\$ 2,954	2,653.27	2,847.60	\$ 2,780
TOTAL INCIDENTAL EXPENSES	\$ 4,125	\$ 3,807	3,441.82	3,649.69	\$ 3,686
BALANCE TO LEVY	\$ 33,225	\$ 28,059	28,693.38	29,271.16	\$ 26,766
DISTRICT STATISTICS					
Total Parcels	52	95	79.00	104.00	68
Total Assessable Parcels	50	90	77.00	91.00	67
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	50.00	90.00	77.00	91.00	67.00
Proposed Calculated Annual Assessment Rate per EBU	\$664.50	\$311.77	372.64	321.66	\$399.49
Proposed/Current Maximum Assessment Rate per EBU	\$665.82	\$665.82	399.49	399.49	\$399.49

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 06	Zone 06	Zone 06	Zone 06	Zone 06
	Sub Area 12	Sub Area 28	Sub Area 29	Sub Area 31	Sub Area 42A
	Tract 2070	Tract 1718	PR 95-013	PR 94-128	Tract 2214-1
	Adler Creek	Rainbow Court		French	Orradre
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	509	509	85	85	237
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 509	\$ 509	\$ 85	\$ 85	\$ 237
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	-	-	-	-	-
Annual Tree Maintenance Expenses	-	-	-	-	-
Annual Landscape Water Expenses	-	-	-	-	-
Annual Landscape Irrigation Operation & Maintenance	-	-	-	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 509	\$ 509	\$ 85	\$ 85	\$ 237
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 25	\$ 25	\$ 4	\$ 4	\$ 12
Total Landscape Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tree Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 25	\$ 25	\$ 4	\$ 4	\$ 12
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 25	\$ 25	\$ 4	\$ 4	\$ 12
TOTAL DIRECT ANNUAL FUNDING	\$ 534	\$ 534	\$ 89	\$ 89	\$ 249
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (51)	\$ (51)	\$ (8)	\$ (8)	\$ (24)
Landscape General Benefit — City Funded	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (51)	\$ (51)	\$ (8)	\$ (8)	\$ (24)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 483	\$ 483	\$ 81	\$ 81	\$ 226
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 24	\$ 24	\$ 4	\$ 4	\$ 11
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 24	\$ 24	\$ 4	\$ 4	\$ 11
ADMINISTRATION					
Total Annual District Administration	\$ 992	\$ 184	\$ 49	\$ 49	\$ 202
County Administration Fee	199	27	8	8	37
TOTAL ANNUAL ADMINISTRATION	\$ 1,191	\$ 211	\$ 57	\$ 57	\$ 239
TOTAL INCIDENTAL EXPENSES	\$ 1,215	\$ 235	\$ 61	\$ 61	\$ 251
BALANCE TO LEVY	\$ 1,698	\$ 718	\$ 141	\$ 141	\$ 476
DISTRICT STATISTICS					
Total Parcels	96	13	4	4	18
Total Assessable Parcels	96	13	4	4	18
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	96.00	13.00	4.00	4.00	18.00
Proposed Calculated Annual Assessment Rate per EBU	\$17.69	\$55.27	\$35.35	\$35.35	\$26.45
Proposed/Current Maximum Assessment Rate per EBU	\$25.74	\$61.64	\$350.00	\$200.00	\$295.02

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 06	Zone 06	Zone 06	Zone 06	Zone 06
	Sub Area 42B	Sub Area 42C	Sub Area 42D	Sub Area 53	Sub Area 61
	Tract 2214-2	Tract 2214-3	Tract 2214-4	PR 91-045	Tract 2005
	Orradre	Orradre	Orradre	Larson	Dallons Drive
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	237	382	330	339	678
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 237	\$ 382	\$ 330	\$ 339	\$ 678
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	-	-	-	-	-
Annual Tree Maintenance Expenses	-	-	-	-	-
Annual Landscape Water Expenses	-	-	-	-	-
Annual Landscape Irrigation Operation & Maintenance	-	-	-	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 237	\$ 382	\$ 330	\$ 339	\$ 678
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 12	\$ 19	\$ 16	\$ 17	\$ 34
Total Landscape Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tree Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 12	\$ 19	\$ 16	\$ 17	\$ 34
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 12	\$ 19	\$ 16	\$ 17	\$ 34
TOTAL DIRECT ANNUAL FUNDING	\$ 249	\$ 402	\$ 346	\$ 356	\$ 712
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (24)	\$ (38)	\$ (33)	\$ (34)	\$ (68)
Landscape General Benefit — City Funded	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (24)	\$ (38)	\$ (33)	\$ (34)	\$ (68)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 226	\$ 363	\$ 313	\$ 322	\$ 644
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 11	\$ 18	\$ 16	\$ 16	\$ 32
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 11	\$ 18	\$ 16	\$ 16	\$ 32
ADMINISTRATION					
Total Annual District Administration	\$ 202	\$ 326	\$ 281	\$ 68	\$ 155
County Administration Fee	37	60	52	6	17
TOTAL ANNUAL ADMINISTRATION	\$ 239	\$ 386	\$ 332	\$ 74	\$ 171
TOTAL INCIDENTAL EXPENSES	\$ 251	\$ 404	\$ 348	\$ 90	\$ 203
BALANCE TO LEVY	\$ 476	\$ 767	\$ 661	\$ 412	\$ 848
DISTRICT STATISTICS					
Total Parcels	18	29	25	3	8
Total Assessable Parcels	18	29	25	3	8
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	18.00	29.00	25.00	3.00	8.00
Proposed Calculated Annual Assessment Rate per EBU	\$26.45	\$26.45	\$26.45	\$137.36	\$105.97
Proposed/Current Maximum Assessment Rate per EBU	\$295.02	\$295.02	\$295.02	\$1,356.97	\$934.01

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 06 Sub Area 77 Tract 2404	Zone 06 Sub Area 78 PR 01-141	Zone 06 Sub Area 79 PR 01-266	Zone 06 Sub Area 83 PR 97-226	Zone 06 Sub Area 84 PR 97-227
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	509	170	509	85	85
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 509	\$ 170	\$ 509	\$ 85	\$ 85
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	-	-	-	-	-
Annual Tree Maintenance Expenses	-	-	-	-	-
Annual Landscape Water Expenses	-	-	-	-	-
Annual Landscape Irrigation Operation & Maintenance	-	-	-	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 509	\$ 170	\$ 509	\$ 85	\$ 85
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 25	\$ 8	\$ 25	\$ 4	\$ 4
Total Landscape Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tree Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 25	\$ 8	\$ 25	\$ 4	\$ 4
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 25	\$ 8	\$ 25	\$ 4	\$ 4
TOTAL DIRECT ANNUAL FUNDING	\$ 534	\$ 178	\$ 534	\$ 89	\$ 89
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (51)	\$ (17)	\$ (51)	\$ (8)	\$ (8)
Landscape General Benefit — City Funded	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (51)	\$ (17)	\$ (51)	\$ (8)	\$ (8)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 483	\$ 161	\$ 483	\$ 81	\$ 81
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 24	\$ 8	\$ 24	\$ 4	\$ 4
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 24	\$ 8	\$ 24	\$ 4	\$ 4
ADMINISTRATION					
Total Annual District Administration	\$ 408	\$ 39	\$ 87	\$ 29	\$ 29
County Administration Fee	74	4	6	4	4
TOTAL ANNUAL ADMINISTRATION	\$ 483	\$ 43	\$ 93	\$ 33	\$ 33
TOTAL INCIDENTAL EXPENSES	\$ 507	\$ 51	\$ 117	\$ 37	\$ 37
BALANCE TO LEVY	\$ 990	\$ 212	\$ 600	\$ 118	\$ 118
DISTRICT STATISTICS					
Total Parcels	37	2	3	2	2
Total Assessable Parcels	36	2	3	2	2
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	36.00	2.00	3.00	2.00	2.00
Proposed Calculated Annual Assessment Rate per EBU	\$27.50	\$105.97	\$200.14	\$58.89	\$58.89
Proposed/Current Maximum Assessment Rate per EBU	\$79.90	\$2,663.26	\$266.33	\$1,573.41	\$1,494.72

BUDGET ITEMS	Zone 06	Zone 06	Zone 07A	Zone 07A	Zone 07A
	Sub Area 99 Tract 2521	Sub Area 100 PR 03-222	Sub Area 45A Tract 1771-1	Sub Area 45B Tract 1771-3	Sub Area 45C Tracts 1771-4
			Burke-Ellsworth	Burke-Ellsworth	Burke-Ellsworth
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	848	339	2,514	3,143	2,263
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 848	\$ 339	\$ 2,514	\$ 3,143	\$ 2,263
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	-	-	8,123	10,130	7,310
Annual Tree Maintenance Expenses	-	-	1,193	1,492	1,074
Annual Landscape Water Expenses	-	-	5,907	7,383	5,316
Annual Landscape Irrigation Operation & Maintenance	-	-	252	315	226
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ -	\$ 15,475	\$ 19,319	\$ 13,927
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 848	\$ 339	\$ 17,989	\$ 22,462	\$ 16,190
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 42	\$ 17	\$ 126	\$ 157	\$ 113
Total Landscape Rehab Funding Collection	\$ -	\$ -	\$ 615	\$ 768	\$ 553
Total Tree Rehab Funding Collection	\$ -	\$ -	\$ 624	\$ 781	\$ 562
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 42	\$ 17	\$ 1,365	\$ 1,706	\$ 1,228
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 42	\$ 17	\$ 1,365	\$ 1,706	\$ 1,228
TOTAL DIRECT ANNUAL FUNDING	\$ 890	\$ 356	\$ 19,354	\$ 24,168	\$ 17,418
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (85)	\$ (34)	\$ (251)	\$ (314)	\$ (226)
Landscape General Benefit — City Funded	\$ -	\$ -	\$ (1,192)	\$ (1,490)	\$ (1,073)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (85)	\$ (34)	\$ (1,443)	\$ (1,804)	\$ (1,299)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 805	\$ 322	\$ 17,910	\$ 22,364	\$ 16,119
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 40	\$ 16	\$ 833	\$ 1,042	\$ 750
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 40	\$ 16	\$ 833	\$ 1,042	\$ 750
ADMINISTRATION					
Total Annual District Administration	\$ 184	\$ 77	\$ 2,286	\$ 2,858	\$ 2,058
County Administration Fee	19	8	83	103	74
TOTAL ANNUAL ADMINISTRATION	\$ 202	\$ 86	\$ 2,369	\$ 2,961	\$ 2,132
TOTAL INCIDENTAL EXPENSES	\$ 243	\$ 102	\$ 3,202	\$ 4,003	\$ 2,882
BALANCE TO LEVY	\$ 1,048	\$ 424	\$ 21,112	\$ 26,366	\$ 19,001
DISTRICT STATISTICS					
Total Parcels	9	4	40	50	36
Total Assessable Parcels	9	4	40	50	36
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	9.00	4.00	40.00	50.00	36.00
Proposed Calculated Annual Assessment Rate per EBU	\$116.44	\$105.97	\$527.81	\$527.33	\$527.80
Proposed/Current Maximum Assessment Rate per EBU	\$513.68	\$192.63	\$527.81	\$527.81	\$527.81

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 07A	Zone 07A	Zone 07B	Zone 07C	Zone 09
	Sub Area 45D	Sub Area 45E	Sub Area 21	Sub Area 63	Sub Area 52 (A-E)
	Tract 1771-5	Tract 1771-6	Tract 1754-1 & Tract 1754-2	Tract 2351	Tracts 2281-(1 to 5)
	Burke-Ellsworth	Burke-Ellsworth	Eagle Creek		Shadow Canyon
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	2,577	1,760	4,149	3,771	5,934
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 2,577	\$ 1,760	\$ 4,149	\$ 3,771	\$ 5,934
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	8,325	5,686	10,824	13,102	33,179
Annual Tree Maintenance Expenses	1,223	835	963	1,059	2,348
Annual Landscape Water Expenses	6,054	4,135	5,767	5,901	36,896
Annual Landscape Irrigation Operation & Maintenance	258	176	231	238	242
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 15,861	\$ 10,832	\$ 17,785	\$ 20,301	\$ 72,665
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 18,438	\$ 12,592	\$ 21,933	\$ 24,072	\$ 78,599
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 129	\$ 88	\$ 207	\$ 189	\$ 297
Total Landscape Rehab Funding Collection	\$ 630	\$ 430	\$ 488	\$ 536	\$ 2,619
Total Tree Rehab Funding Collection	\$ 640	\$ 437	\$ 453	\$ 518	\$ 2,134
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 1,399	\$ 955	\$ 1,148	\$ 1,243	\$ 5,050
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 1,399	\$ 955	\$ 1,148	\$ 1,243	\$ 5,050
TOTAL DIRECT ANNUAL FUNDING	\$ 19,837	\$ 13,547	\$ 23,081	\$ 25,315	\$ 83,649
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (258)	\$ (176)	\$ (415)	\$ (377)	\$ (593)
Landscape General Benefit — City Funded	\$ (1,222)	\$ (834)	\$ (1,503)	\$ (1,439)	\$ (3,350)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (1,479)	\$ (1,010)	\$ (1,918)	\$ (1,817)	\$ (3,943)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 18,357	\$ 12,537	\$ 21,163	\$ 23,499	\$ 79,706
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 854	\$ 583	\$ 833	\$ 849	\$ 3,985
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 854	\$ 583	\$ 833	\$ 849	\$ 3,985
ADMINISTRATION					
Total Annual District Administration	\$ 2,343	\$ 1,600	\$ 2,616	\$ 2,573	\$ 10,365
County Administration Fee	85	58	137	124	310
TOTAL ANNUAL ADMINISTRATION	\$ 2,428	\$ 1,658	\$ 2,753	\$ 2,697	\$ 10,675
TOTAL INCIDENTAL EXPENSES	\$ 3,282	\$ 2,242	\$ 3,585	\$ 3,546	\$ 14,660
BALANCE TO LEVY	\$ 21,639	\$ 14,778	\$ 24,748	\$ 27,045	\$ 94,367
DISTRICT STATISTICS					
Total Parcels	41	28	66	60	151
Total Assessable Parcels	41	28	66	60	150
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	41.00	28.00	66.00	60.00	150.00
Proposed Calculated Annual Assessment Rate per EBU	\$527.79	\$527.79	\$374.98	\$450.75	\$629.11
Proposed/Current Maximum Assessment Rate per EBU	\$527.81	\$527.81	\$374.99	\$450.76	\$644.67

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 10A	Zone 10A	Zone 10B	Zone 10B	Zone 10B
	Sub Area 13 Tract 1886	Sub Area 67 Tract 2373	Sub Area 72A Tract 2350-I & II	Sub Area 72B Tract 2350-3	Sub Area 72C Tract 2350-4
	Willhoit				
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	4,578	2,374	3,851	3,343	2,761
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 4,578	\$ 2,374	\$ 3,851	\$ 3,343	\$ 2,761
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	5,611	5,444	50,637	43,949	29,776
Annual Tree Maintenance Expenses	401	595	2,788	2,419	1,999
Annual Landscape Water Expenses	5,027	2,108	29,260	25,395	20,979
Annual Landscape Irrigation Operation & Maintenance	171	72	1,093	948	784
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 11,210	\$ 8,217	\$ 83,777	\$ 72,712	\$ 53,537
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 15,788	\$ 10,591	\$ 87,629	\$ 76,055	\$ 56,298
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 229	\$ 119	\$ 193	\$ 167	\$ 138
Total Landscape Rehab Funding Collection	\$ 404	\$ 312	\$ 2,037	\$ 1,768	\$ 1,460
Total Tree Rehab Funding Collection	\$ 363	\$ 345	\$ 1,751	\$ 1,519	\$ 1,255
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 997	\$ 776	\$ 3,980	\$ 3,455	\$ 2,854
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 997	\$ 776	\$ 3,980	\$ 3,455	\$ 2,854
TOTAL DIRECT ANNUAL FUNDING	\$ 16,784	\$ 11,367	\$ 91,609	\$ 79,510	\$ 59,152
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (458)	\$ (237)	\$ (385)	\$ (334)	\$ (276)
Landscape General Benefit — City Funded	\$ (820)	\$ (254)	\$ (3,613)	\$ (3,136)	\$ (2,591)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (1,278)	\$ (491)	\$ (3,998)	\$ (3,470)	\$ (2,867)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 15,507	\$ 10,876	\$ 87,611	\$ 76,039	\$ 56,285
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 775	\$ 415	\$ 3,104	\$ 2,694	\$ 2,226
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 775	\$ 415	\$ 3,104	\$ 2,694	\$ 2,226
ADMINISTRATION					
Total Annual District Administration	\$ 2,577	\$ 1,113	\$ 7,552	\$ 6,554	\$ 5,414
County Administration Fee	168	43	110	95	79
TOTAL ANNUAL ADMINISTRATION	\$ 2,745	\$ 1,157	\$ 7,661	\$ 6,649	\$ 5,493
TOTAL INCIDENTAL EXPENSES	\$ 3,520	\$ 1,572	\$ 10,766	\$ 9,344	\$ 7,719
BALANCE TO LEVY	\$ 19,027	\$ 12,448	\$ 98,376	\$ 85,383	\$ 64,004
DISTRICT STATISTICS					
Total Parcels	81	22	54	46	38
Total Assessable Parcels	81	21	53	46	38
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	81.00	21.00	53.00	46.00	38.00
Proposed Calculated Annual Assessment Rate per EBU	\$234.90	\$592.76	\$1,856.15	\$1,856.15	\$1,684.31
Proposed/Current Maximum Assessment Rate per EBU	\$235.00	\$932.14	\$2,001.44	\$1,997.45	\$1,684.33

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 10B	Zone 11	Zone 11	Zone 11	Zone 11
	Sub Area 72D Tract 2350-I & II	Sub Area 32 Tract 2223-1	Sub Area 38 PR 98-008	Sub Area 39 PR 98-009	Sub Area 48 Tract 2284
	(Gated)	Bella Vista	Arceiro	Arceiro	Harris
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	2,761	2,560	725	628	725
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 2,761	\$ 2,560	\$ 725	\$ 628	\$ 725
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	23,644	4,962	862	782	844
Annual Tree Maintenance Expenses	497	504	186	188	172
Annual Landscape Water Expenses	9,660	-	-	-	-
Annual Landscape Irrigation Operation & Maintenance	324	67	19	17	19
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 34,125	\$ 5,533	\$ 1,066	\$ 986	\$ 1,034
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 36,887	\$ 8,094	\$ 1,791	\$ 1,614	\$ 1,759
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 138	\$ 128	\$ 36	\$ 31	\$ 36
Total Landscape Rehab Funding Collection	\$ 560	\$ 67	\$ 22	\$ 21	\$ 21
Total Tree Rehab Funding Collection	\$ 446	\$ 295	\$ 109	\$ 110	\$ 101
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 1,144	\$ 490	\$ 167	\$ 162	\$ 158
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 1,144	\$ 490	\$ 167	\$ 162	\$ 158
TOTAL DIRECT ANNUAL FUNDING	\$ 38,031	\$ 8,584	\$ 1,958	\$ 1,776	\$ 1,917
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (276)	\$ (256)	\$ (72)	\$ (63)	\$ (72)
Landscape General Benefit — City Funded	\$ (1,500)	\$ (650)	\$ (201)	\$ (184)	\$ (195)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (1,776)	\$ (906)	\$ (273)	\$ (247)	\$ (268)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 36,255	\$ 7,678	\$ 1,685	\$ 1,529	\$ 1,649
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 1,012	\$ 214	\$ 64	\$ 58	\$ 63
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 1,012	\$ 214	\$ 64	\$ 58	\$ 63
ADMINISTRATION					
Total Annual District Administration	\$ 2,734	\$ 1,048	\$ 303	\$ 267	\$ 301
County Administration Fee	79	110	31	27	31
TOTAL ANNUAL ADMINISTRATION	\$ 2,812	\$ 1,157	\$ 334	\$ 294	\$ 332
TOTAL INCIDENTAL EXPENSES	\$ 3,824	\$ 1,371	\$ 398	\$ 351	\$ 395
BALANCE TO LEVY	\$ 40,079	\$ 9,049	\$ 2,083	\$ 1,881	\$ 2,044
DISTRICT STATISTICS					
Total Parcels	43	53	15	13	15
Total Assessable Parcels	38	53	15	13	15
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	38.00	53.00	15.00	13.00	15.00
Proposed Calculated Annual Assessment Rate per EBU	\$1,054.71	\$170.74	\$138.86	\$144.66	\$136.27
Proposed/Current Maximum Assessment Rate per EBU	\$2,001.44	\$250.00	\$169.12	\$195.59	\$237.60

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 11	Zone 11	Zone 11	Zone 11	Zone 12
	Sub Area 57 Tract 2223-2 Bella Vista Estates	Sub Area 75 Tract 2296	Sub Area 76A Tract 2431	Sub Area 76B Tract 2430	Sub Area 3 Tract 1457
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	2,464	531	580	435	3,052
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 2,464	\$ 531	\$ 580	\$ 435	\$ 3,052
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	11,795	1,485	1,708	1,205	4,435
Annual Tree Maintenance Expenses	771	108	192	79	301
Annual Landscape Water Expenses	2,954	419	1,048	439	5,120
Annual Landscape Irrigation Operation & Maintenance	727	104	181	77	326
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 16,246	\$ 2,115	\$ 3,129	\$ 1,800	\$ 10,183
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 18,710	\$ 2,647	\$ 3,708	\$ 2,235	\$ 13,235
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 123	\$ 27	\$ 29	\$ 22	\$ 153
Total Landscape Rehab Funding Collection	\$ 420	\$ 59	\$ 117	\$ 49	\$ 325
Total Tree Rehab Funding Collection	\$ 450	\$ 63	\$ 112	\$ 46	\$ 266
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 994	\$ 149	\$ 258	\$ 117	\$ 744
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 994	\$ 149	\$ 258	\$ 117	\$ 744
TOTAL DIRECT ANNUAL FUNDING	\$ 19,704	\$ 2,796	\$ 3,967	\$ 2,352	\$ 13,978
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (246)	\$ (53)	\$ (58)	\$ (43)	\$ (305)
Landscape General Benefit — City Funded	\$ (773)	\$ (141)	\$ (191)	\$ (113)	\$ (477)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (1,019)	\$ (194)	\$ (249)	\$ (157)	\$ (782)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 18,685	\$ 2,602	\$ 3,718	\$ 2,195	\$ 13,196
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 577	\$ 92	\$ 164	\$ 79	\$ 660
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 577	\$ 92	\$ 164	\$ 79	\$ 660
ADMINISTRATION					
Total Annual District Administration	\$ 1,807	\$ 320	\$ 488	\$ 272	\$ 2,356
County Administration Fee	106	23	25	19	182
TOTAL ANNUAL ADMINISTRATION	\$ 1,913	\$ 343	\$ 513	\$ 290	\$ 2,538
TOTAL INCIDENTAL EXPENSES	\$ 2,490	\$ 434	\$ 677	\$ 369	\$ 3,198
BALANCE TO LEVY	\$ 21,175	\$ 3,036	\$ 4,395	\$ 2,564	\$ 16,394
DISTRICT STATISTICS					
Total Parcels	52	11	12	10	88
Total Assessable Parcels	51	11	12	9	88
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	51.00	11.00	12.00	9.00	88.00
Proposed Calculated Annual Assessment Rate per EBU	\$415.19	\$275.99	\$366.22	\$284.93	\$186.30
Proposed/Current Maximum Assessment Rate per EBU	\$867.29	\$932.14	\$932.14	\$1,065.31	\$187.00

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 12	Zone 12	Zone 12	Zone 12	Zone 12
	Sub Area 54 Tract 1983	Sub Area 70A Tract 2254-1	Sub Area 70B Tract 2254-2	Sub Area 70C Tract 2254-3	Sub Area 89 Tract 2391
	Koval				
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	1,526	898	898	3,291	509
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 1,526	\$ 898	\$ 898	\$ 3,291	\$ 509
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	2,563	4,730	4,754	10,688	1,136
Annual Tree Maintenance Expenses	89	358	366	361	54
Annual Landscape Water Expenses	1,713	2,621	2,662	4,541	671
Annual Landscape Irrigation Operation & Maintenance	96	131	133	246	36
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 4,461	\$ 7,841	\$ 7,915	\$ 15,835	\$ 1,897
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 5,987	\$ 8,738	\$ 8,813	\$ 19,126	\$ 2,406
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 76	\$ 45	\$ 45	\$ 165	\$ 25
Total Landscape Rehab Funding Collection	\$ 96	\$ 239	\$ 243	\$ 306	\$ 46
Total Tree Rehab Funding Collection	\$ 79	\$ 223	\$ 228	\$ 266	\$ 40
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 251	\$ 507	\$ 516	\$ 737	\$ 111
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 251	\$ 507	\$ 516	\$ 737	\$ 111
TOTAL DIRECT ANNUAL FUNDING	\$ 6,238	\$ 9,246	\$ 9,329	\$ 19,864	\$ 2,517
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (153)	\$ (90)	\$ (90)	\$ (329)	\$ (51)
Landscape General Benefit — City Funded	\$ (141)	\$ (220)	\$ (224)	\$ (376)	\$ (56)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (294)	\$ (310)	\$ (314)	\$ (705)	\$ (106)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 5,945	\$ 8,935	\$ 9,015	\$ 19,158	\$ 2,411
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 225	\$ 328	\$ 332	\$ 589	\$ 88
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 225	\$ 328	\$ 332	\$ 589	\$ 88
ADMINISTRATION					
Total Annual District Administration	\$ 767	\$ 866	\$ 876	\$ 1,866	\$ 278
County Administration Fee	54	31	31	114	17
TOTAL ANNUAL ADMINISTRATION	\$ 821	\$ 897	\$ 907	\$ 1,980	\$ 294
TOTAL INCIDENTAL EXPENSES	\$ 1,045	\$ 1,224	\$ 1,240	\$ 2,569	\$ 382
BALANCE TO LEVY	\$ 6,990	\$ 10,160	\$ 10,255	\$ 21,727	\$ 2,793
DISTRICT STATISTICS					
Total Parcels	26	15	15	57	8
Total Assessable Parcels	26	15	15	55	8
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	26.00	15.00	15.00	55.00	8.00
Proposed Calculated Annual Assessment Rate per EBU	\$268.85	\$677.33	\$683.66	\$395.04	\$349.15
Proposed/Current Maximum Assessment Rate per EBU	\$588.25	\$798.98	\$798.98	\$1,065.31	\$983.38

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 13A	Zone 13B	Zone 13C	Zone 14	Zone 14
	Sub Area 7 PM 47-22 & PM 48-74	Sub Area 22 PR 91-095	Sub Area 46 PR 98-038	Sub Area 8 Tract 1630	Sub Area 11 Tract 1723
	Woodland Plaza I	Woodland Plaza II	Woodland Plaza III	Trent	
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	650	2,188	553	1,356	678
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 650	\$ 2,188	\$ 553	\$ 1,356	\$ 678
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	1,273	7,630	4,645	2,361	412
Annual Tree Maintenance Expenses	187	262	450	27	5
Annual Landscape Water Expenses	452	11,821	4,224	-	-
Annual Landscape Irrigation Operation & Maintenance	8	169	65	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	3,570	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 1,920	\$ 19,883	\$ 9,384	\$ 5,958	\$ 417
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 2,571	\$ 22,071	\$ 9,937	\$ 7,315	\$ 1,095
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 33	\$ 109	\$ 28	\$ 68	\$ 34
Total Landscape Rehab Funding Collection	\$ 73	\$ 402	\$ 406	\$ 14	\$ 2
Total Tree Rehab Funding Collection	\$ 109	\$ 159	\$ 432	\$ 2	\$ 0
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 214	\$ 670	\$ 866	\$ 83	\$ 37
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 214	\$ 670	\$ 866	\$ 83	\$ 37
TOTAL DIRECT ANNUAL FUNDING	\$ 2,785	\$ 22,741	\$ 10,803	\$ 7,398	\$ 1,132
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (65)	\$ (219)	\$ (55)	\$ (136)	\$ (68)
Landscape General Benefit — City Funded	\$ (55)	\$ (956)	\$ (426)	\$ (727)	\$ (121)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (120)	\$ (1,174)	\$ (481)	\$ (863)	\$ (188)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 2,665	\$ 21,566	\$ 10,323	\$ 6,535	\$ 943
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 102	\$ 1,078	\$ 516	\$ 276	\$ 38
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 102	\$ 1,078	\$ 516	\$ 276	\$ 38
ADMINISTRATION					
Total Annual District Administration	\$ 345	\$ 2,919	\$ 1,231	\$ 1,064	\$ 260
County Administration Fee	26	89	22	74	33
TOTAL ANNUAL ADMINISTRATION	\$ 372	\$ 3,008	\$ 1,254	\$ 1,138	\$ 293
TOTAL INCIDENTAL EXPENSES	\$ 474	\$ 4,086	\$ 1,770	\$ 1,414	\$ 331
BALANCE TO LEVY	\$ 3,138	\$ 25,652	\$ 12,093	\$ 7,949	\$ 1,274
DISTRICT STATISTICS					
Total Parcels	7	13	7	36	16
Total Assessable Parcels	7	13	7	36	16
Total Assessed Acreage	12.78	42.99	10.86	-	-
Total Benefit Units	12.78	42.99	10.86	36.00	16.00
Proposed Calculated Annual Assessment Rate per EBU	\$245.57	\$596.71	\$1,113.50	\$220.81	\$79.63
Proposed/Current Maximum Assessment Rate per EBU	\$566.34	\$597.00	\$1,114.00	\$230.36	\$105.28

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 14	Zone 14	Zone 14	Zone 14	Zone 14
	Sub Area 33	Sub Area 40	Sub Area 41	Sub Area 43	Sub Area 50
	PR 97-167	PR 93-087	PR 97-138	Tract 1951	Tract 2311
	Hwy 46 Part.		Pippen		Serenade
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	170	339	678	509	3,052
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 170	\$ 339	\$ 678	\$ 509	\$ 3,052
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	251	92	117	1,928	25,012
Annual Tree Maintenance Expenses	3	71	1	22	285
Annual Landscape Water Expenses	-	-	-	-	-
Annual Landscape Irrigation Operation & Maintenance	-	-	-	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 253	\$ 164	\$ 118	\$ 1,950	\$ 25,296
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 423	\$ 503	\$ 797	\$ 2,459	\$ 28,348
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 8	\$ 17	\$ 34	\$ 25	\$ 153
Total Landscape Rehab Funding Collection	\$ 1	\$ 5	\$ 1	\$ 11	\$ 144
Total Tree Rehab Funding Collection	\$ 0	\$ 41	\$ 0	\$ 1	\$ 17
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 10	\$ 64	\$ 35	\$ 38	\$ 313
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 10	\$ 64	\$ 35	\$ 38	\$ 313
TOTAL DIRECT ANNUAL FUNDING	\$ 433	\$ 566	\$ 831	\$ 2,496	\$ 28,661
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (17)	\$ (34)	\$ (68)	\$ (51)	\$ (305)
Landscape General Benefit — City Funded	\$ (73)	\$ (27)	\$ (34)	\$ (564)	\$ (7,322)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (90)	\$ (61)	\$ (102)	\$ (615)	\$ (7,627)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 343	\$ 505	\$ 729	\$ 1,881	\$ 21,034
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 12	\$ 22	\$ 34	\$ 53	\$ 513
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 12	\$ 22	\$ 34	\$ 53	\$ 513
ADMINISTRATION					
Total Annual District Administration	\$ 75	\$ 88	\$ 133	\$ 292	\$ 2,692
County Administration Fee	8	8	10	23	149
TOTAL ANNUAL ADMINISTRATION	\$ 83	\$ 96	\$ 144	\$ 314	\$ 2,841
TOTAL INCIDENTAL EXPENSES	\$ 95	\$ 118	\$ 177	\$ 367	\$ 3,353
BALANCE TO LEVY	\$ 437	\$ 623	\$ 907	\$ 2,248	\$ 24,387
DISTRICT STATISTICS					
Total Parcels	4	4	5	11	73
Total Assessable Parcels	4	4	5	11	72
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	4.00	4.00	5.00	11.00	72.00
Proposed Calculated Annual Assessment Rate per EBU	\$109.34	\$155.81	\$181.32	\$204.35	\$338.71
Proposed/Current Maximum Assessment Rate per EBU	\$603.58	\$325.00	\$257.20	\$300.00	\$414.42

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 15	Zone 15	Zone 15	Zone 15	Zone 15
	Sub Area 10	Sub Area 14	Sub Area 23	Sub Area 34	Sub Area 35
	Tract 2036	(Williams Brothers)	PR 93-085	PD 95-009	CUP 95-018
	Granary	Vons Shopping Center	Tarr	Target Center	TDC Conv.
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	339	1,356	848	2,035	170
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 339	\$ 1,356	\$ 848	\$ 2,035	\$ 170
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	-	-	-	-	-
Annual Tree Maintenance Expenses	-	-	-	-	-
Annual Landscape Water Expenses	-	-	-	-	-
Annual Landscape Irrigation Operation & Maintenance	-	-	-	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 339	\$ 1,356	\$ 848	\$ 2,035	\$ 170
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 17	\$ 68	\$ 42	\$ 102	\$ 8
Total Landscape Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tree Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 17	\$ 68	\$ 42	\$ 102	\$ 8
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 17	\$ 68	\$ 42	\$ 102	\$ 8
TOTAL DIRECT ANNUAL FUNDING	\$ 356	\$ 1,424	\$ 890	\$ 2,136	\$ 178
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (34)	\$ (136)	\$ (85)	\$ (203)	\$ (17)
Landscape General Benefit — City Funded	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (34)	\$ (136)	\$ (85)	\$ (203)	\$ (17)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 322	\$ 1,289	\$ 805	\$ 1,933	\$ 161
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 16	\$ 64	\$ 40	\$ 97	\$ 8
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 16	\$ 64	\$ 40	\$ 97	\$ 8
ADMINISTRATION					
Total Annual District Administration	\$ 65	\$ 330	\$ 741	\$ 338	\$ 39
County Administration Fee	6	37	137	23	4
TOTAL ANNUAL ADMINISTRATION	\$ 71	\$ 367	\$ 878	\$ 360	\$ 43
TOTAL INCIDENTAL EXPENSES	\$ 87	\$ 432	\$ 919	\$ 457	\$ 51
BALANCE TO LEVY	\$ 409	\$ 1,720	\$ 1,724	\$ 2,390	\$ 212
DISTRICT STATISTICS					
Total Parcels	7	6	23	12	2
Total Assessable Parcels	6	6	22	11	2
Total Assessed Acreage	2.73	18.10	65.46	-	-
Total Benefit Units	2.73	18.10	66.28	11.00	2.00
Proposed Calculated Annual Assessment Rate per EBU	\$149.78	\$95.05	\$26.01	\$217.27	\$105.97
Proposed/Current Maximum Assessment Rate per EBU	\$273.56	\$119.82	\$60.28	\$499.90	\$249.40

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 15	Zone 15	Zone 15	Zone 15	Zone 15
	Sub Area 62	Sub Area 66	Sub Area 71	Sub Area 92	Sub Area 94
	PR 01-007	PD 00-029	PR 01-263	PD 02-017	PD 02-003
	Golden Hill				East Village
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	170	509	170	678	1,187
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 170	\$ 509	\$ 170	\$ 678	\$ 1,187
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	-	-	-	-	-
Annual Tree Maintenance Expenses	-	-	-	-	-
Annual Landscape Water Expenses	-	-	-	-	-
Annual Landscape Irrigation Operation & Maintenance	-	-	-	-	-
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 170	\$ 509	\$ 170	\$ 678	\$ 1,187
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 8	\$ 25	\$ 8	\$ 34	\$ 59
Total Landscape Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
Total Tree Rehab Funding Collection	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 8	\$ 25	\$ 8	\$ 34	\$ 59
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 8	\$ 25	\$ 8	\$ 34	\$ 59
TOTAL DIRECT ANNUAL FUNDING	\$ 178	\$ 534	\$ 178	\$ 712	\$ 1,246
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (17)	\$ (51)	\$ (17)	\$ (68)	\$ (119)
Landscape General Benefit — City Funded	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (17)	\$ (51)	\$ (17)	\$ (68)	\$ (119)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 161	\$ 483	\$ 161	\$ 644	\$ 1,128
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 8	\$ 24	\$ 8	\$ 32	\$ 56
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 8	\$ 24	\$ 8	\$ 32	\$ 56
ADMINISTRATION					
Total Annual District Administration	\$ 39	\$ 67	\$ 39	\$ 145	\$ 203
County Administration Fee	4	2	4	14	14
TOTAL ANNUAL ADMINISTRATION	\$ 43	\$ 69	\$ 43	\$ 159	\$ 217
TOTAL INCIDENTAL EXPENSES	\$ 51	\$ 94	\$ 51	\$ 192	\$ 273
BALANCE TO LEVY	\$ 212	\$ 577	\$ 212	\$ 836	\$ 1,401
DISTRICT STATISTICS					
Total Parcels	2	1	2	7	8
Total Assessable Parcels	2	1	2	7	7
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	2.00	1.00	2.00	7.00	7.00
Proposed Calculated Annual Assessment Rate per EBU	\$105.97	\$576.82	\$105.97	\$119.43	\$200.14
Proposed/Current Maximum Assessment Rate per EBU	\$407.09	\$577.00	\$333.57	\$1,573.41	\$577.89

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	Zone 15 Sub Area 95 PD 95-009 Theater Drive (Petco)	Zone 15 Sub Area 97 PR 00-076	Zone 15 Sub Area 118 Tract 3016	SA-9 Sub Area 9 Tract 1942	SA-37 Sub Area 37 Tract 2269 & Tract 2778-1 & 2 Oakwood Orchard
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	339	170	1,017	509	3,391
Annual Traffic Signal Maintenance & Operation	-	-	1,576	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 339	\$ 170	\$ 2,593	\$ 509	\$ 3,391
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	-	-	-	745	4,889
Annual Tree Maintenance Expenses	-	-	-	111	1,720
Annual Landscape Water Expenses	-	-	-	392	1,200
Annual Landscape Irrigation Operation & Maintenance	-	-	-	242	242
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ -	\$ -	\$ -	\$ 1,490	\$ 8,052
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 339	\$ 170	\$ 2,593	\$ 1,999	\$ 11,443
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 17	\$ 8	\$ 90	\$ 25	\$ 170
Total Landscape Rehab Funding Collection	\$ -	\$ -	\$ -	\$ 58	\$ 281
Total Tree Rehab Funding Collection	\$ -	\$ -	\$ -	\$ 64	\$ 998
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 17	\$ 8	\$ 90	\$ 148	\$ 1,448
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 17	\$ 8	\$ 90	\$ 148	\$ 1,448
TOTAL DIRECT ANNUAL FUNDING	\$ 356	\$ 178	\$ 2,683	\$ 2,147	\$ 12,890
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (34)	\$ (17)	\$ (890)	\$ (51)	\$ (339)
Landscape General Benefit — City Funded	\$ -	\$ -	\$ -	\$ (50)	\$ (678)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (34)	\$ (17)	\$ (890)	\$ (100)	\$ (1,017)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 322	\$ 161	\$ 1,794	\$ 2,046	\$ 11,873
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 16	\$ 8	\$ 90	\$ 92	\$ 453
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 16	\$ 8	\$ 90	\$ 92	\$ 453
ADMINISTRATION					
Total Annual District Administration	\$ 58	\$ 48	\$ 536	\$ 378	\$ 1,280
County Administration Fee	4	6	52	37	64
TOTAL ANNUAL ADMINISTRATION	\$ 62	\$ 55	\$ 588	\$ 415	\$ 1,344
TOTAL INCIDENTAL EXPENSES	\$ 78	\$ 63	\$ 677	\$ 507	\$ 1,798
BALANCE TO LEVY	\$ 400	\$ 224	\$ 2,471	\$ 2,553	\$ 13,671
DISTRICT STATISTICS					
Total Parcels	2	3	11	18	39
Total Assessable Parcels	2	3	11	18	31
Total Assessed Acreage	-	-	24.90	-	-
Total Benefit Units	2.00	3.00	24.90	18.00	31.00
Proposed Calculated Annual Assessment Rate per EBU	\$200.14	\$74.58	\$99.24	\$141.84	\$441.00
Proposed/Current Maximum Assessment Rate per EBU	\$1,027.37	\$642.10	\$1,370.62	\$141.86	\$1,997.45

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	SA-44	SA-49	SA-59	SA-64	SA-68
	Sub Area 44 Tract 2186	Sub Area 49 Tract 2276	Sub Area 59 Tract 2352	Sub Area 64 PR 01-186	Sub Area 68 PD 01-003
	Viborg	Bonita Homes	Casa Blanca Court		
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	339	2,882	509	339	509
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 339	\$ 2,882	\$ 509	\$ 339	\$ 509
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	3,762	12,248	1,740	1,143	2,409
Annual Tree Maintenance Expenses	168	2,020	131	110	142
Annual Landscape Water Expenses	1,090	14,035	2,168	1,245	2,242
Annual Landscape Irrigation Operation & Maintenance	242	484	242	242	242
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 5,262	\$ 28,787	\$ 4,281	\$ 2,740	\$ 5,035
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 5,601	\$ 31,669	\$ 4,789	\$ 3,079	\$ 5,544
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 17	\$ 144	\$ 25	\$ 17	\$ 25
Total Landscape Rehab Funding Collection	\$ 221	\$ 914	\$ 78	\$ 66	\$ 100
Total Tree Rehab Funding Collection	\$ 120	\$ 1,153	\$ 69	\$ 64	\$ 73
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 357	\$ 2,211	\$ 173	\$ 146	\$ 199
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 357	\$ 2,211	\$ 173	\$ 146	\$ 199
TOTAL DIRECT ANNUAL FUNDING	\$ 5,959	\$ 33,880	\$ 4,962	\$ 3,226	\$ 5,743
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (34)	\$ (288)	\$ (51)	\$ (34)	\$ (51)
Landscape General Benefit — City Funded	\$ (475)	\$ (1,537)	\$ (107)	\$ (52)	\$ (201)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (509)	\$ (1,825)	\$ (157)	\$ (86)	\$ (252)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 5,450	\$ 32,056	\$ 4,805	\$ 3,140	\$ 5,492
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 468	\$ 1,109	\$ 143	\$ 97	\$ 161
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 468	\$ 1,109	\$ 143	\$ 97	\$ 161
ADMINISTRATION					
Total Annual District Administration	\$ 1,195	\$ 3,160	\$ 419	\$ 252	\$ 399
County Administration Fee	25	147	21	8	6
TOTAL ANNUAL ADMINISTRATION	\$ 1,220	\$ 3,307	\$ 440	\$ 261	\$ 406
TOTAL INCIDENTAL EXPENSES	\$ 1,688	\$ 4,416	\$ 583	\$ 358	\$ 566
BALANCE TO LEVY	\$ 7,138	\$ 36,471	\$ 5,387	\$ 3,498	\$ 6,058
DISTRICT STATISTICS					
Total Parcels	12	71	10	4	4
Total Assessable Parcels	12	71	10	4	3
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	12.00	71.00	10.00	4.00	3.00
Proposed Calculated Annual Assessment Rate per EBU	\$594.84	\$513.68	\$538.75	\$874.44	\$2,019.29
Proposed/Current Maximum Assessment Rate per EBU	\$595.00	\$513.69	\$814.19	\$1,065.31	\$10,007.22

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	SA-73 Sub Area 73 PD 02-001	SA-74 Sub Area 74 Tract 2411	SA-81 Sub Area 81 Tract 2472	SA-86 Sub Area 86 PD 98-016	SA-88 Sub Area 88 Tract 2422
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	678	339	509	678	2,204
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 678	\$ 339	\$ 509	\$ 678	\$ 2,204
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	1,733	652	659	2,469	13,410
Annual Tree Maintenance Expenses	189	63	72	250	501
Annual Landscape Water Expenses	1,431	711	544	2,426	4,079
Annual Landscape Irrigation Operation & Maintenance	-	242	242	-	242
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 3,353	\$ 1,668	\$ 1,517	\$ 5,146	\$ 18,233
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 4,031	\$ 2,007	\$ 2,026	\$ 5,824	\$ 20,437
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 34	\$ 17	\$ 25	\$ 34	\$ 110
Total Landscape Rehab Funding Collection	\$ 99	\$ 37	\$ 38	\$ 142	\$ 282
Total Tree Rehab Funding Collection	\$ 110	\$ 36	\$ 42	\$ 145	\$ 235
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 243	\$ 91	\$ 105	\$ 321	\$ 627
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 243	\$ 91	\$ 105	\$ 321	\$ 627
TOTAL DIRECT ANNUAL FUNDING	\$ 4,274	\$ 2,098	\$ 2,131	\$ 6,145	\$ 21,064
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (68)	\$ (34)	\$ (51)	\$ (68)	\$ (220)
Landscape General Benefit — City Funded	\$ (81)	\$ (31)	\$ (33)	\$ (110)	\$ (2,940)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (148)	\$ (65)	\$ (84)	\$ (178)	\$ (3,161)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 4,126	\$ 2,033	\$ 2,047	\$ 5,967	\$ 17,903
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 127	\$ 68	\$ 72	\$ 176	\$ 491
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection/(Contribution)	\$ 127	\$ 68	\$ 72	\$ 176	\$ 491
ADMINISTRATION					
Total Annual District Administration	\$ 288	\$ 267	\$ 385	\$ 392	\$ 1,613
County Administration Fee	2	25	48	2	46
TOTAL ANNUAL ADMINISTRATION	\$ 290	\$ 292	\$ 433	\$ 395	\$ 1,658
TOTAL INCIDENTAL EXPENSES	\$ 417	\$ 359	\$ 505	\$ 571	\$ 2,149
BALANCE TO LEVY	\$ 4,543	\$ 2,393	\$ 2,552	\$ 6,538	\$ 20,053
DISTRICT STATISTICS					
Total Parcels	1	12	23	1	23
Total Assessable Parcels	1	12	23	1	22
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	1.00	12.00	23.00	1.00	22.00
Proposed Calculated Annual Assessment Rate per EBU	\$4,543.09	\$199.40	\$110.97	\$6,538.08	\$911.48
Proposed/Current Maximum Assessment Rate per EBU	\$9,321.43	\$798.98	\$798.98	\$13,316.32	\$1,048.94

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	SA-93	SA-96	SA-98	SA-101	SA-102
	Sub Area 93 PR 04-053	Sub Area 96 PD 02-008 Jiffy Lube	Sub Area 98 Tract 2593	Sub Area 101 Tract 2611-1	Sub Area 102 Tract 2676
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	339	509	3,052	1,696	509
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 339	\$ 509	\$ 3,052	\$ 1,696	\$ 509
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	55	219	4,534	3,639	1,345
Annual Tree Maintenance Expenses	1	28	495	173	92
Annual Landscape Water Expenses	-	217	3,742	1,486	697
Annual Landscape Irrigation Operation & Maintenance	-	-	242	242	242
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 56	\$ 464	\$ 9,013	\$ 5,540	\$ 2,377
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 395	\$ 973	\$ 12,065	\$ 7,236	\$ 2,886
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 17	\$ 25	\$ 153	\$ 85	\$ 25
Total Landscape Rehab Funding Collection	\$ 2	\$ 13	\$ 260	\$ 97	\$ 48
Total Tree Rehab Funding Collection	\$ 0	\$ 16	\$ 287	\$ 91	\$ 54
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 19	\$ 54	\$ 700	\$ 272	\$ 127
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 19	\$ 54	\$ 700	\$ 272	\$ 127
TOTAL DIRECT ANNUAL FUNDING	\$ 414	\$ 1,027	\$ 12,765	\$ 7,508	\$ 3,013
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (34)	\$ (51)	\$ (305)	\$ (170)	\$ (51)
Landscape General Benefit — City Funded	\$ (8)	\$ (9)	\$ (213)	\$ (544)	\$ (42)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (42)	\$ (60)	\$ (518)	\$ (714)	\$ (93)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 372	\$ 968	\$ 12,247	\$ 6,794	\$ 2,920
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 17	\$ 37	\$ 406	\$ 205	\$ 83
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 17	\$ 37	\$ 406	\$ 205	\$ 83
ADMINISTRATION					
Total Annual District Administration	\$ 81	\$ 95	\$ 1,435	\$ 894	\$ 290
County Administration Fee	8	2	114	81	23
TOTAL ANNUAL ADMINISTRATION	\$ 89	\$ 97	\$ 1,549	\$ 974	\$ 313
TOTAL INCIDENTAL EXPENSES	\$ 107	\$ 134	\$ 1,955	\$ 1,179	\$ 396
BALANCE TO LEVY	\$ 478	\$ 1,102	\$ 14,202	\$ 7,973	\$ 3,316
DISTRICT STATISTICS					
Total Parcels	4	1	57	42	11
Total Assessable Parcels	4	1	55	39	11
Total Assessed Acreage	-	-	-	-	-
Total Benefit Units	4.00	1.00	55.00	39.00	11.00
Proposed Calculated Annual Assessment Rate per EBU	\$119.55	\$1,102.00	\$258.21	\$204.43	\$301.46
Proposed/Current Maximum Assessment Rate per EBU	\$256.84	\$5,136.84	\$706.32	\$1,027.37	\$1,541.05

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

BUDGET ITEMS	SA-103 Sub Area 103 Tract 2594	SA-106 Sub Area 106 Tract 2529	SA-110 Sub Area 110 Tract 2775	SA-112 Sub Area 112 Tract 2609	SA-116 Sub Area 116 Tract 2782	PROPOSED DISTRICT TOTAL
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES						
ANNUAL LIGHTING EXPENSES						
Annual Street Lighting Maintenance & Operation	2,035	1,356	678	1,696	678	191,428
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-	1,576
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 2,035	\$ 1,356	\$ 678	\$ 1,696	\$ 678	\$ 193,003
ANNUAL LANDSCAPING EXPENSES						
Annual Landscape Maintenance Expenses (Contract Services)	8,329	3,757	1,994	3,764	1,886	755,856
Annual Tree Maintenance Expenses	679	334	163	356	132	52,989
Annual Landscape Water Expenses	5,129	3,525	1,782	2,694	3,176	390,362
Annual Landscape Irrigation Operation & Maintenance	242	242	242	242	242	23,252
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-	5,534
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 14,380	\$ 7,858	\$ 4,181	\$ 7,057	\$ 5,436	\$ 1,227,993
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 16,414	\$ 9,214	\$ 4,859	\$ 8,752	\$ 6,114	\$ 1,420,996
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING						
REHABILITATION FUNDING (CIP RESERVES)						
Lighting Rehabilitation Funding	\$ 102	\$ 68	\$ 34	\$ 85	\$ 34	\$ 9,611
Total Landscape Rehab Funding Collection	\$ 357	\$ 182	\$ 90	\$ 187	\$ 87	\$ 32,055
Total Tree Rehab Funding Collection	\$ 394	\$ 188	\$ 91	\$ 207	\$ 64	\$ 31,088
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 852	\$ 438	\$ 215	\$ 479	\$ 185	\$ 72,753
PLANNED CAPITAL IMPROVEMENT EXPENDITURES						
Lighting Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 852	\$ 438	\$ 215	\$ 479	\$ 185	\$ 72,753
TOTAL DIRECT ANNUAL FUNDING	\$ 17,266	\$ 9,653	\$ 5,074	\$ 9,231	\$ 6,299	\$ 1,493,750
GENERAL BENEFIT EXPENSES						
Lighting General Benefit — City Funded	\$ (203)	\$ (136)	\$ (68)	\$ (170)	\$ (68)	\$ (19,931)
Landscape General Benefit — City Funded	\$ (291)	\$ (185)	\$ (94)	\$ (154)	\$ (148)	\$ (81,799)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (495)	\$ (321)	\$ (162)	\$ (324)	\$ (216)	\$ (101,729)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 16,772	\$ 9,332	\$ 4,912	\$ 8,908	\$ 6,083	\$ 1,392,020
ANNUAL INCIDENTAL EXPENSES						
OPERATIONAL RESERVE FUNDING						
Operational Reserves Collection	\$ 450	\$ 279	\$ 145	\$ 272	\$ 186	\$ 51,513
Operational Reserve (Transfer/Contribution)	-	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 450	\$ 279	\$ 145	\$ 272	\$ 186	\$ 51,513
ADMINISTRATION						
Total Annual District Administration	\$ 1,437	\$ 823	\$ 489	\$ 793	\$ 493	\$ 160,000
County Administration Fee	97	43	35	41	14	8,500
TOTAL ANNUAL ADMINISTRATION	\$ 1,534	\$ 866	\$ 524	\$ 834	\$ 508	\$ 168,500
TOTAL INCIDENTAL EXPENSES	\$ 1,984	\$ 1,145	\$ 669	\$ 1,106	\$ 694	\$ 220,013
BALANCE TO LEVY	\$ 18,756	\$ 10,477	\$ 5,581	\$ 10,014	\$ 6,777	\$ 1,612,033
DISTRICT STATISTICS						
Total Parcels	48	23	17	25	7	4,102
Total Assessable Parcels	47	21	17	20	7	4,002
Total Assessed Acreage	-	-	-	-	-	177.82
Total Benefit Units	47.00	21.00	17.00	20.00	7.00	4,108.64
Proposed Calculated Annual Assessment Rate per EBU	\$399.05	\$498.89	\$328.27	\$500.69	\$968.08	
Proposed/Current Maximum Assessment Rate per EBU	\$1,926.31	\$1,121.04	\$747.36	\$2,214.77	\$968.21	

Subtotals and totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

V. DISTRICT BOUNDARY DIAGRAMS

The boundary diagrams for the District have been updated to include changes in Zone Sub-Areas and Stand-Alone Sub-Areas identified by the District. All other Zone Sub-Areas and Stand-Alone Sub-Areas not changed were 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 diagrams provides an overview of the District, identifying the various Zones and Sub-Areas.



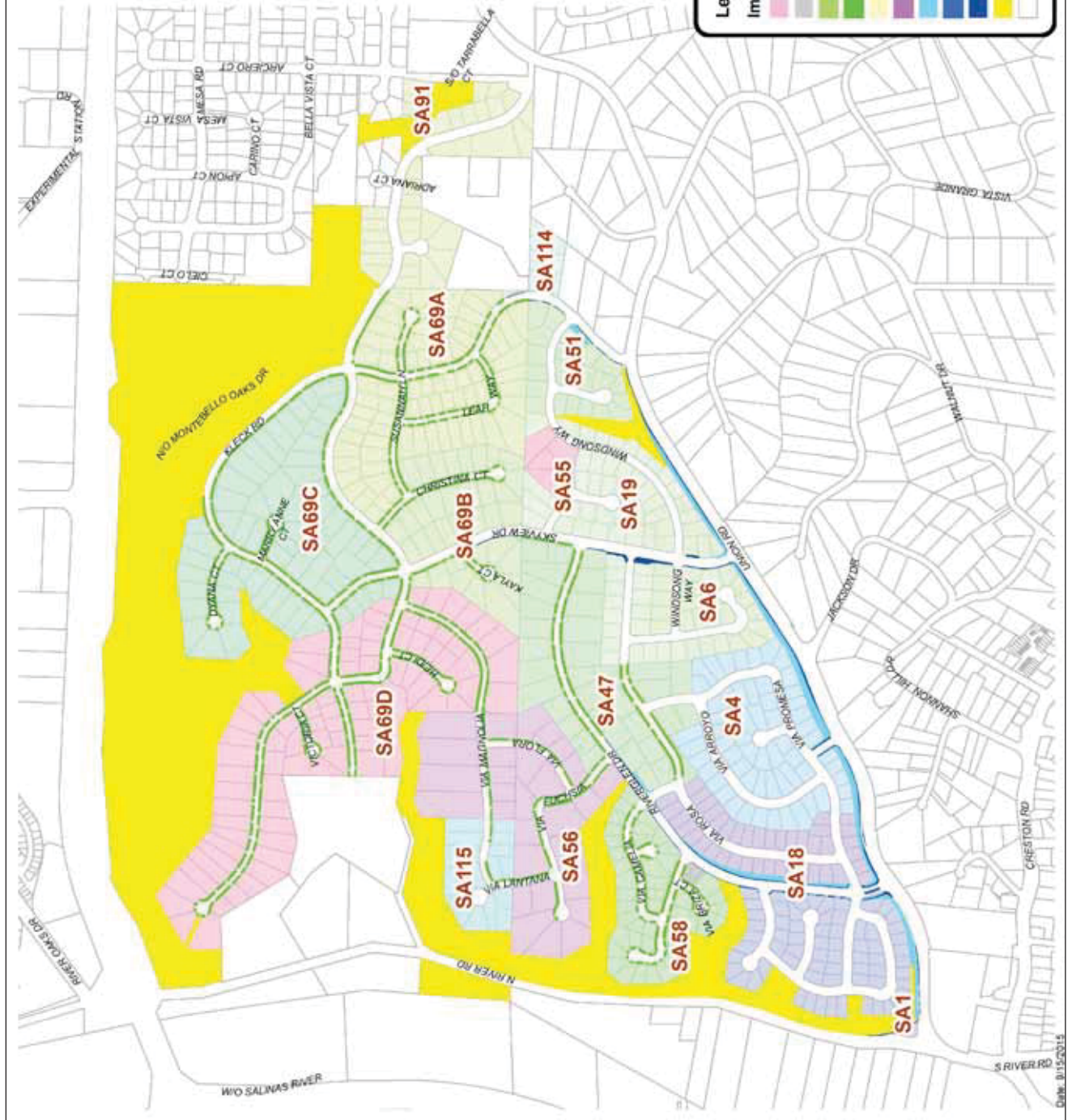
**City of Paso Robles
Improvements
by
Maintenance**

**Zone
01**

Legend

Improvements

- City Funded, Park
- Sub-Area Specific, Greenbelt
- Sub-Area Specific, Median
- Sub-Area Specific, Parkway
- Sub-Area Specific, Open Space
- Zone Shared, Park
- Zone Shared, Greenbelt
- Zone Shared, Median
- Zone Shared, Parkway
- Zone Shared, Open Space
- Parcels





**City of Paso Robles
Improvements
by
Maintenance**

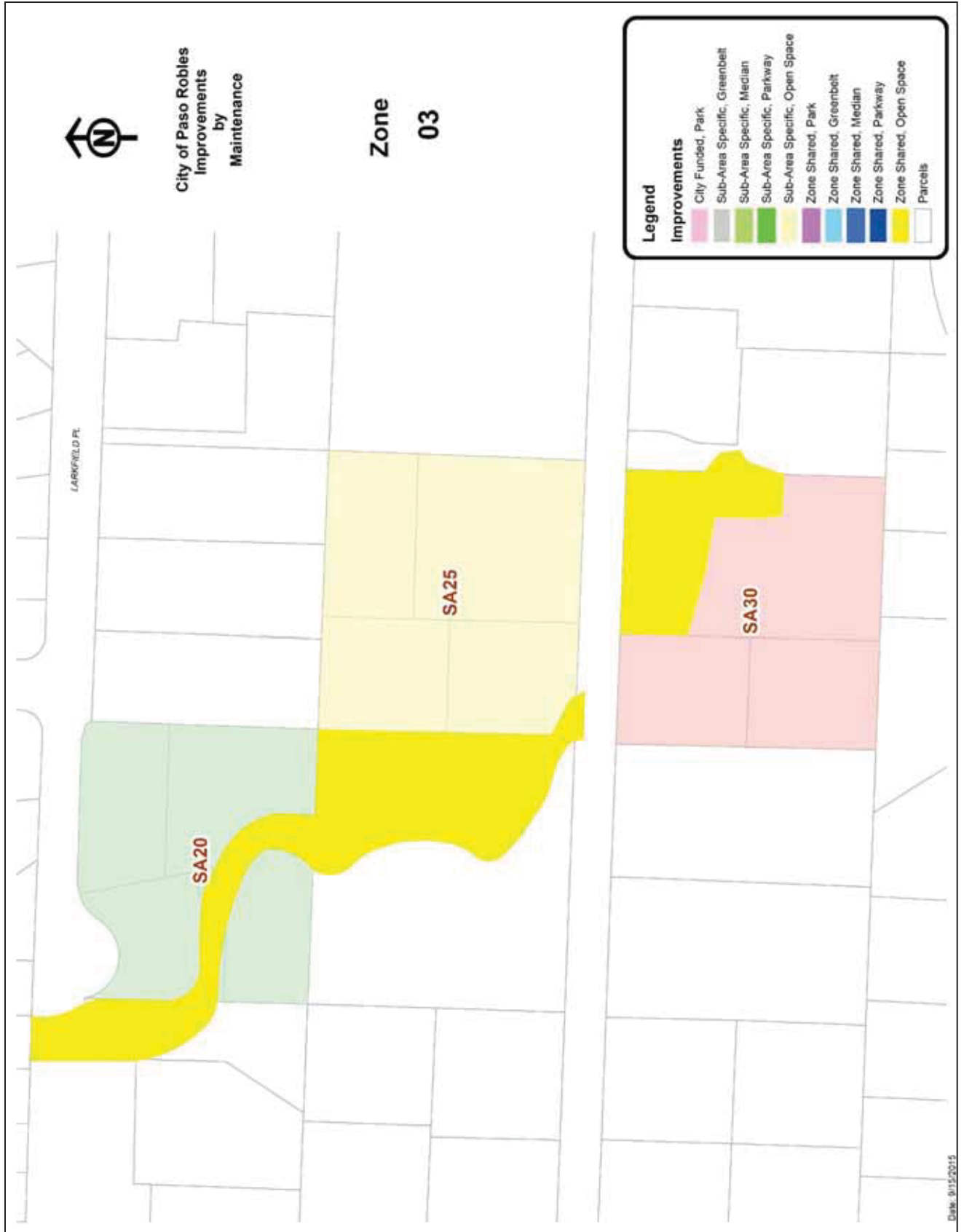
**Zone
02**

Legend

Improvements	City Funded, Park
	Sub-Area Specific, Greenbelt
	Sub-Area Specific, Median
	Sub-Area Specific, Parkway
	Sub-Area Specific, Open Space
	Zone Shared, Park
	Zone Shared, Greenbelt
	Zone Shared, Median
	Zone Shared, Parkway
	Zone Shared, Open Space
	Parcels



DATE: 9/15/2015





City of Paso Robles
Improvements
by
Maintenance

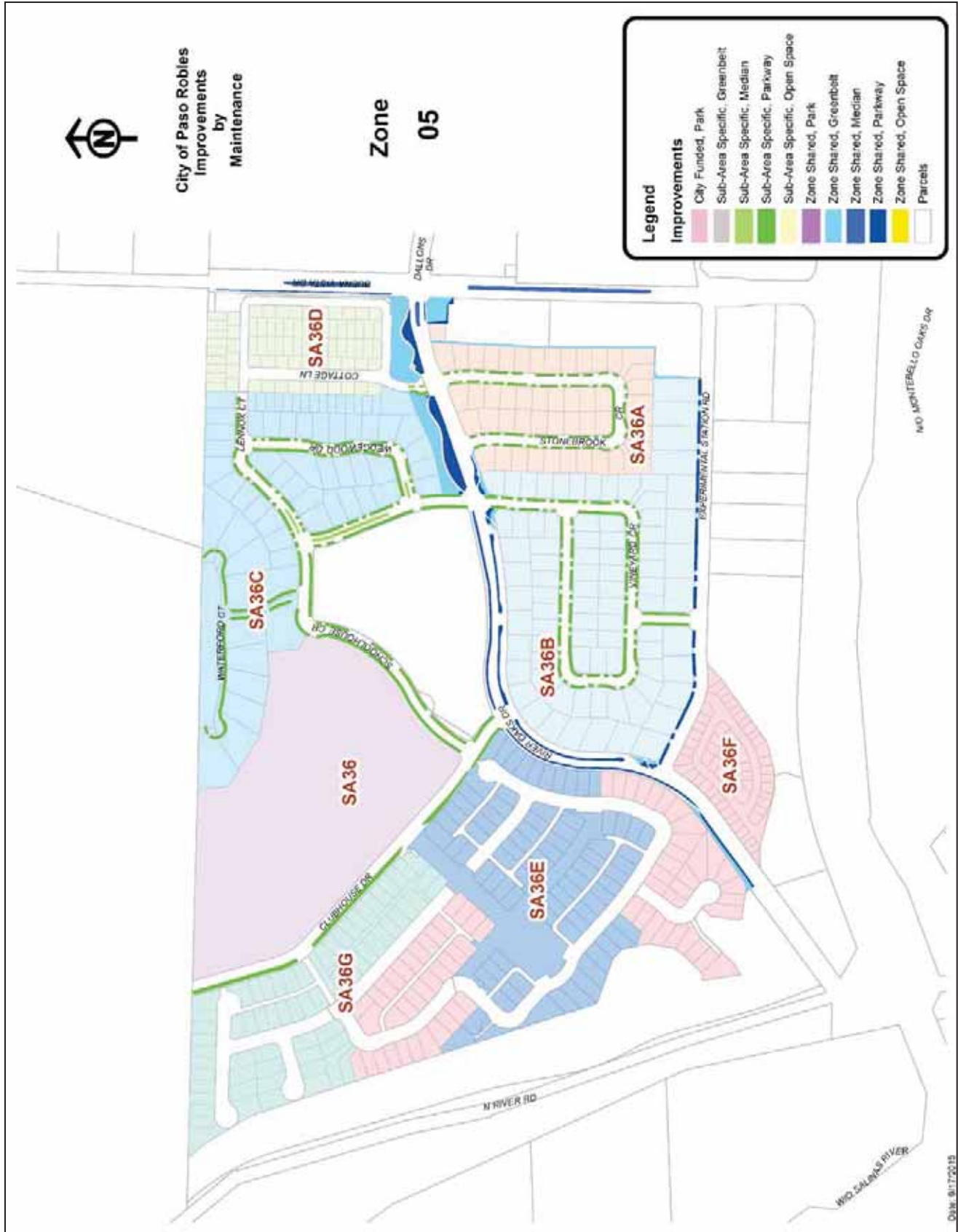
**Zone
04**

Legend

City Funded, Park	Sub-Area Specific, Greenbelt
Sub-Area Specific, Median	Sub-Area Specific, Parkway
Sub-Area Specific, Open Space	Zone Shared, Park
Zone Shared, Greenbelt	Zone Shared, Median
Zone Shared, Parkway	Zone Shared, Open Space
Parcels	



DATE: 9/15/2015





**City of Paso Robles
Improvements
by
Maintenance**

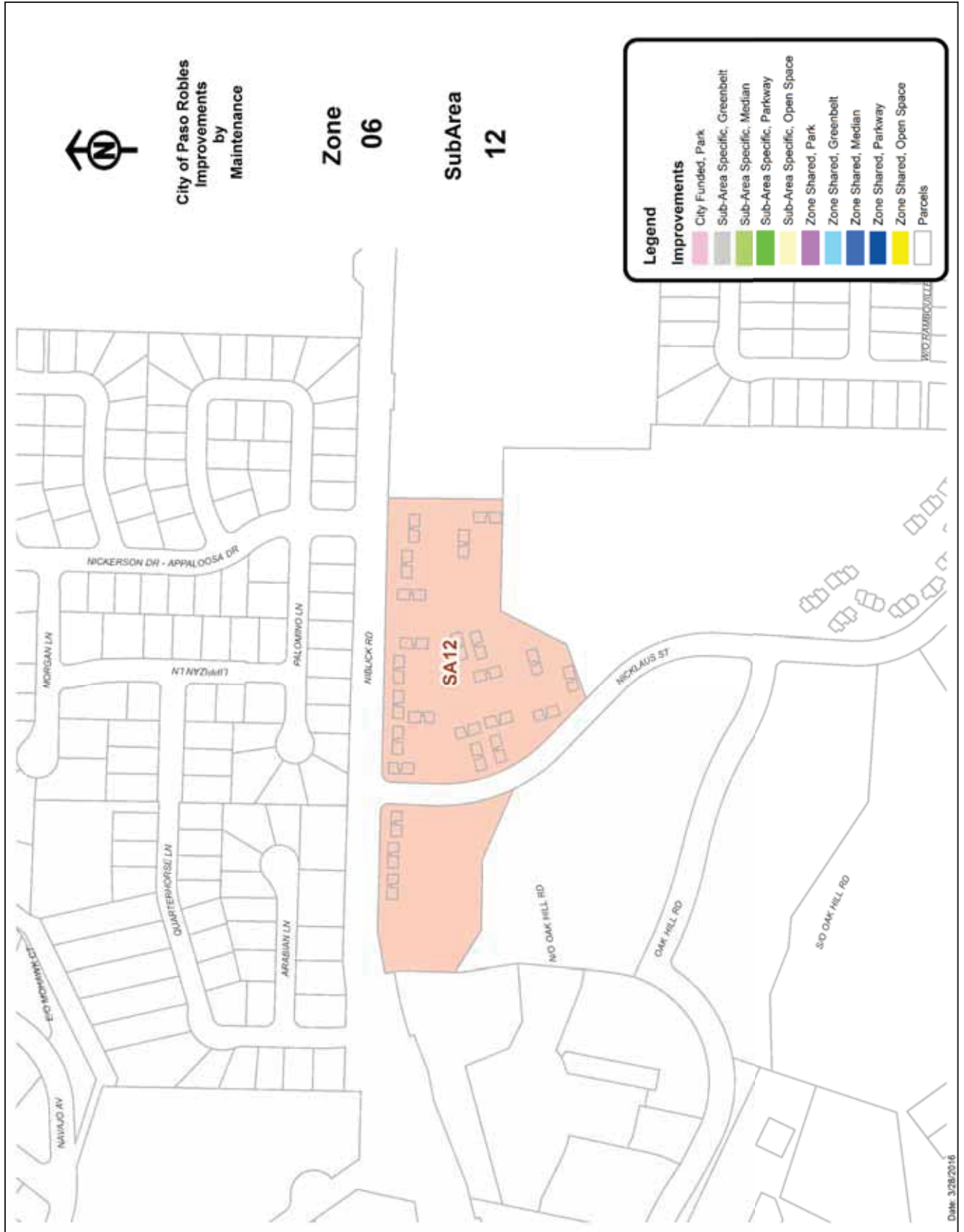
**Zone
06**

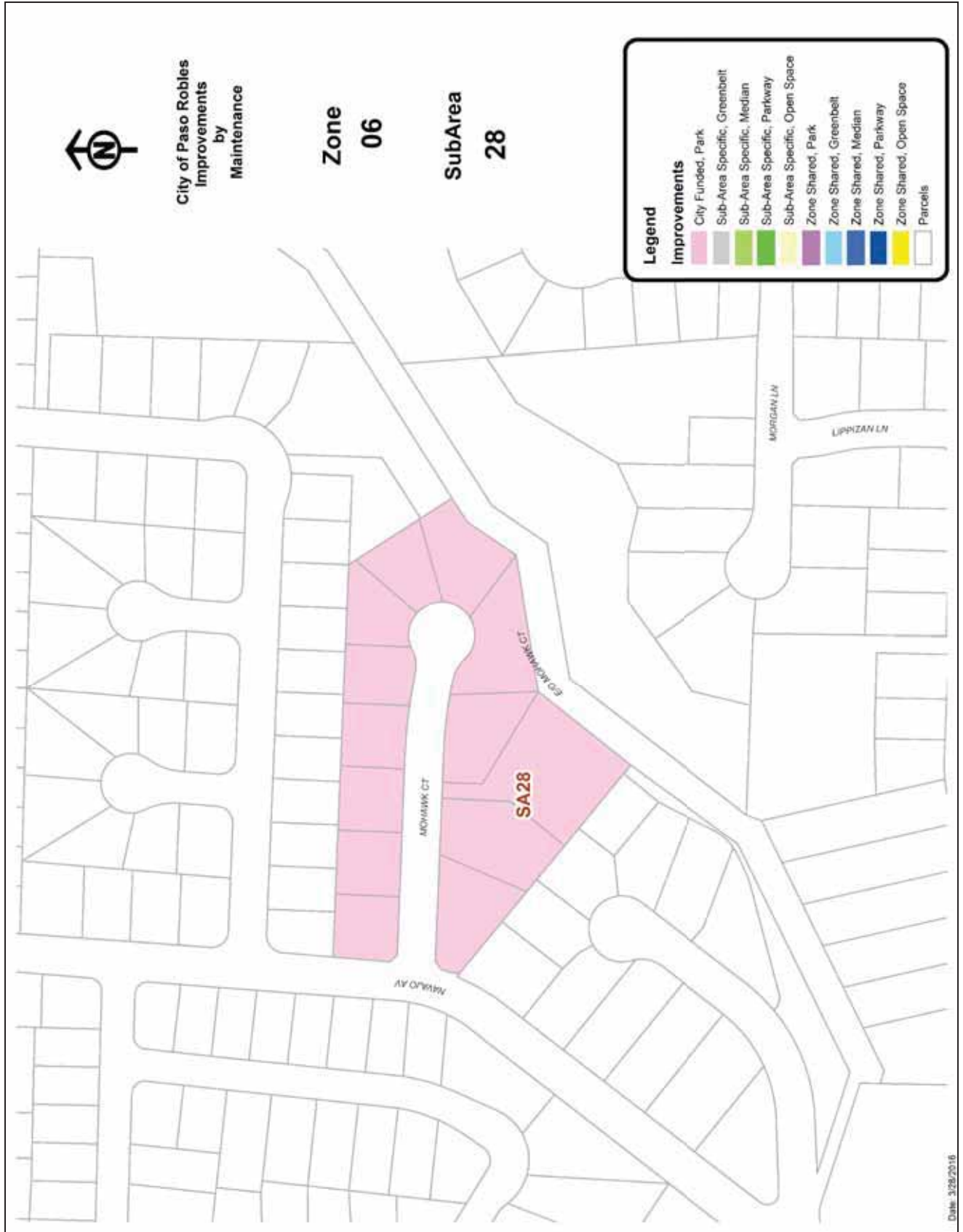
Legend

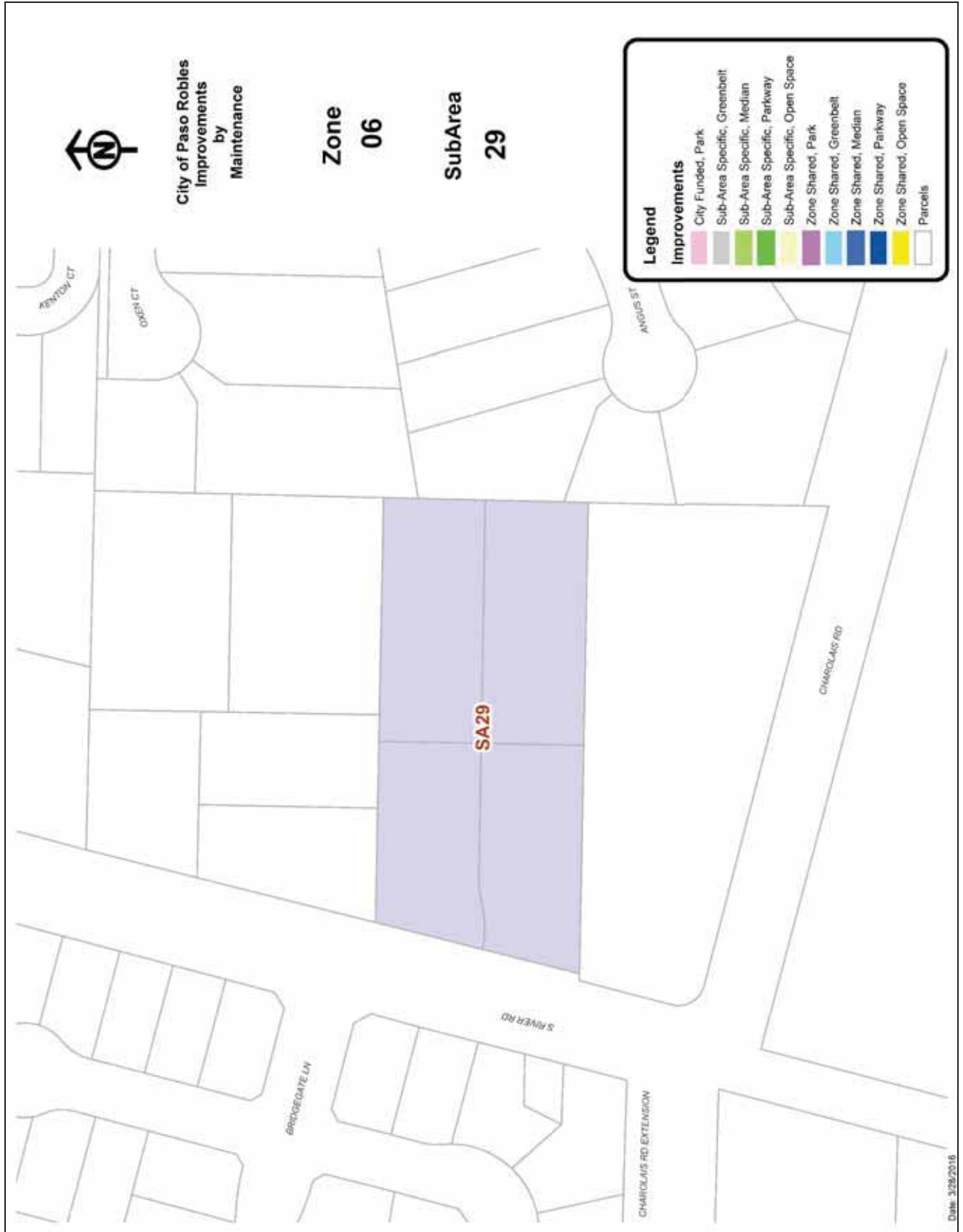
Improvements	Color
City Funded, Park	Light Blue
Sub-Area Specific, Greenbelt	Light Green
Sub-Area Specific, Median	Light Yellow
Sub-Area Specific, Parkway	Light Purple
Sub-Area Specific, Open Space	Light Orange
Zone Shared, Park	Light Cyan
Zone Shared, Greenbelt	Light Green
Zone Shared, Median	Light Yellow
Zone Shared, Parkway	Light Purple
Zone Shared, Open Space	Light Orange
Parcels	White

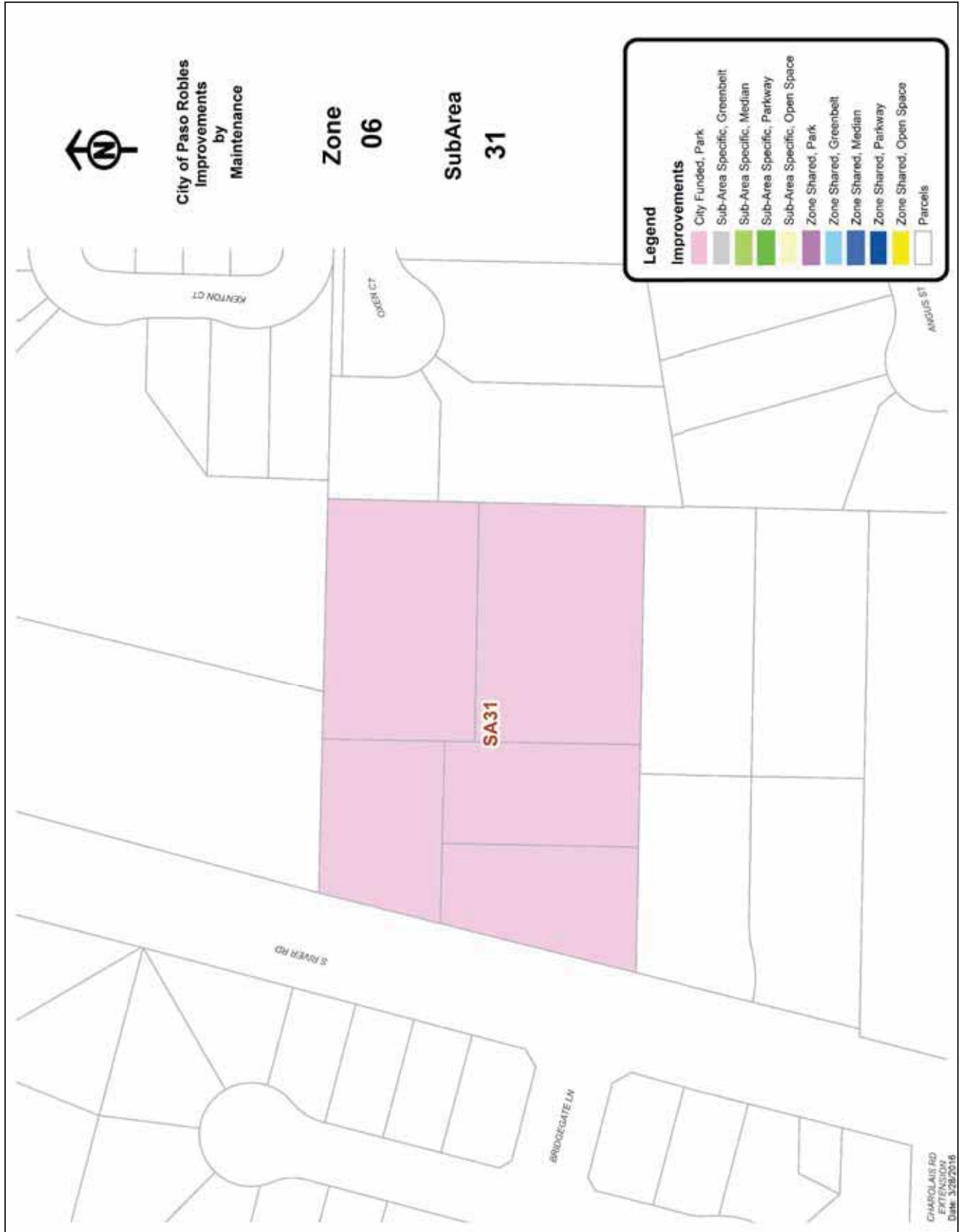


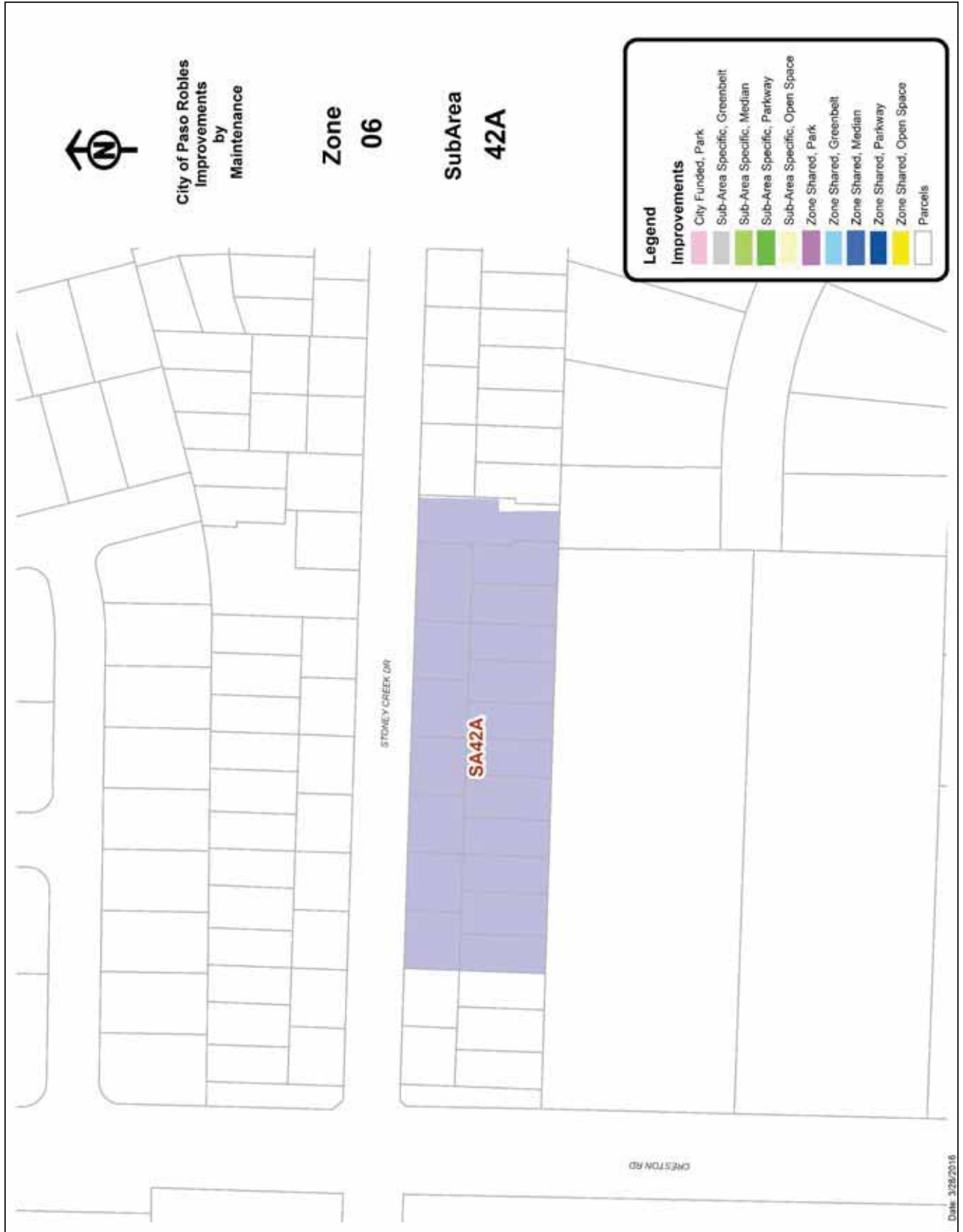
DATE: 9/15/2015



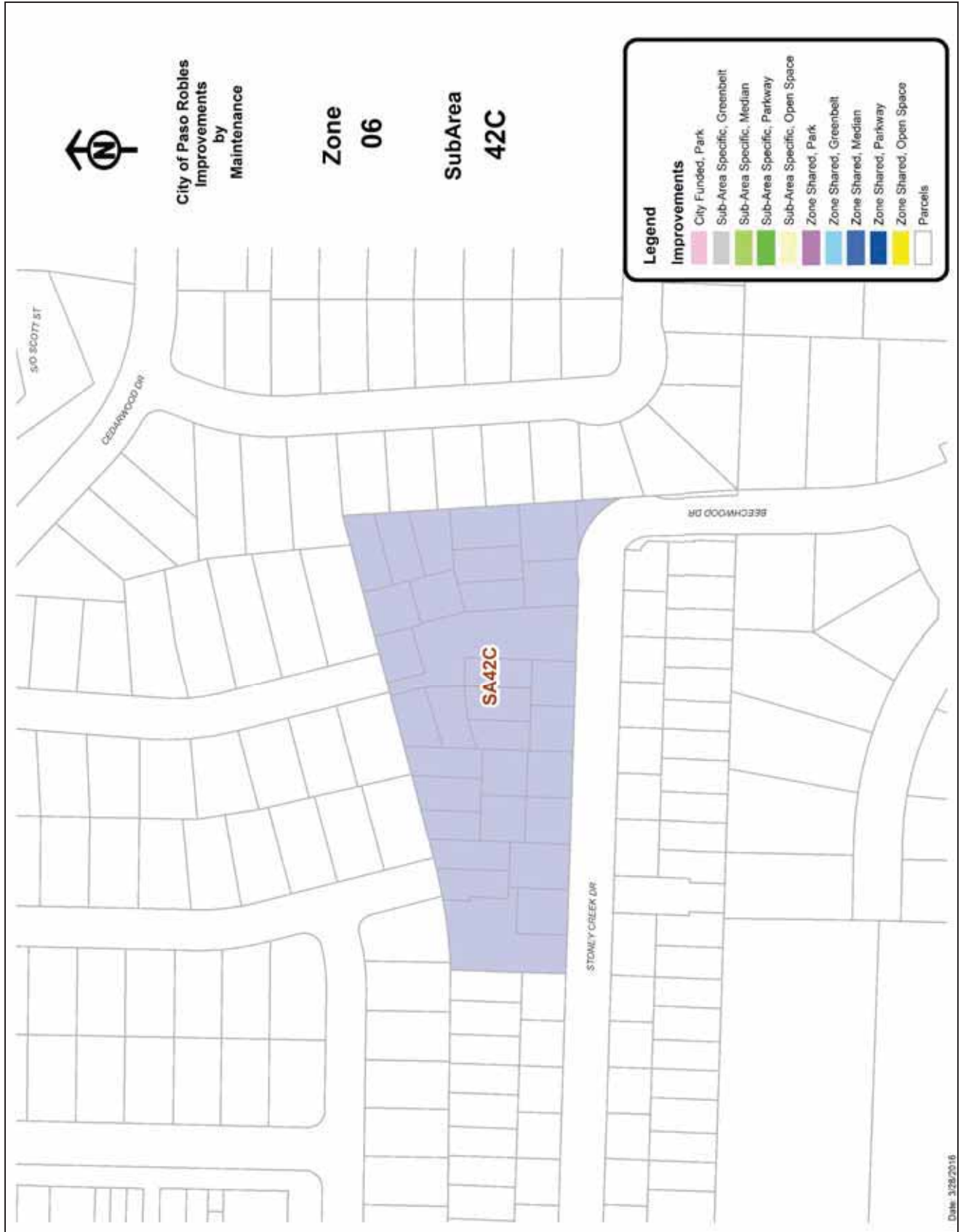






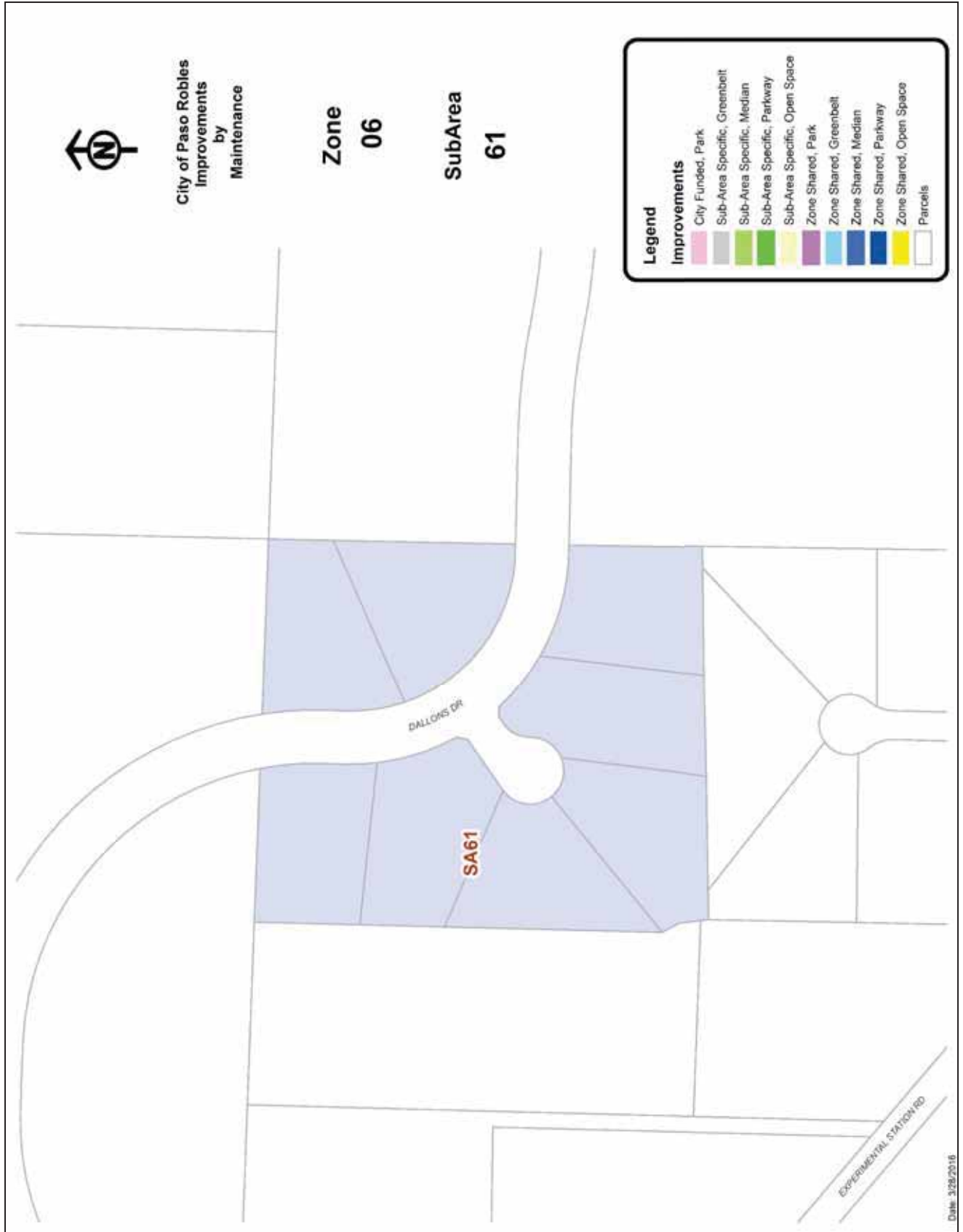


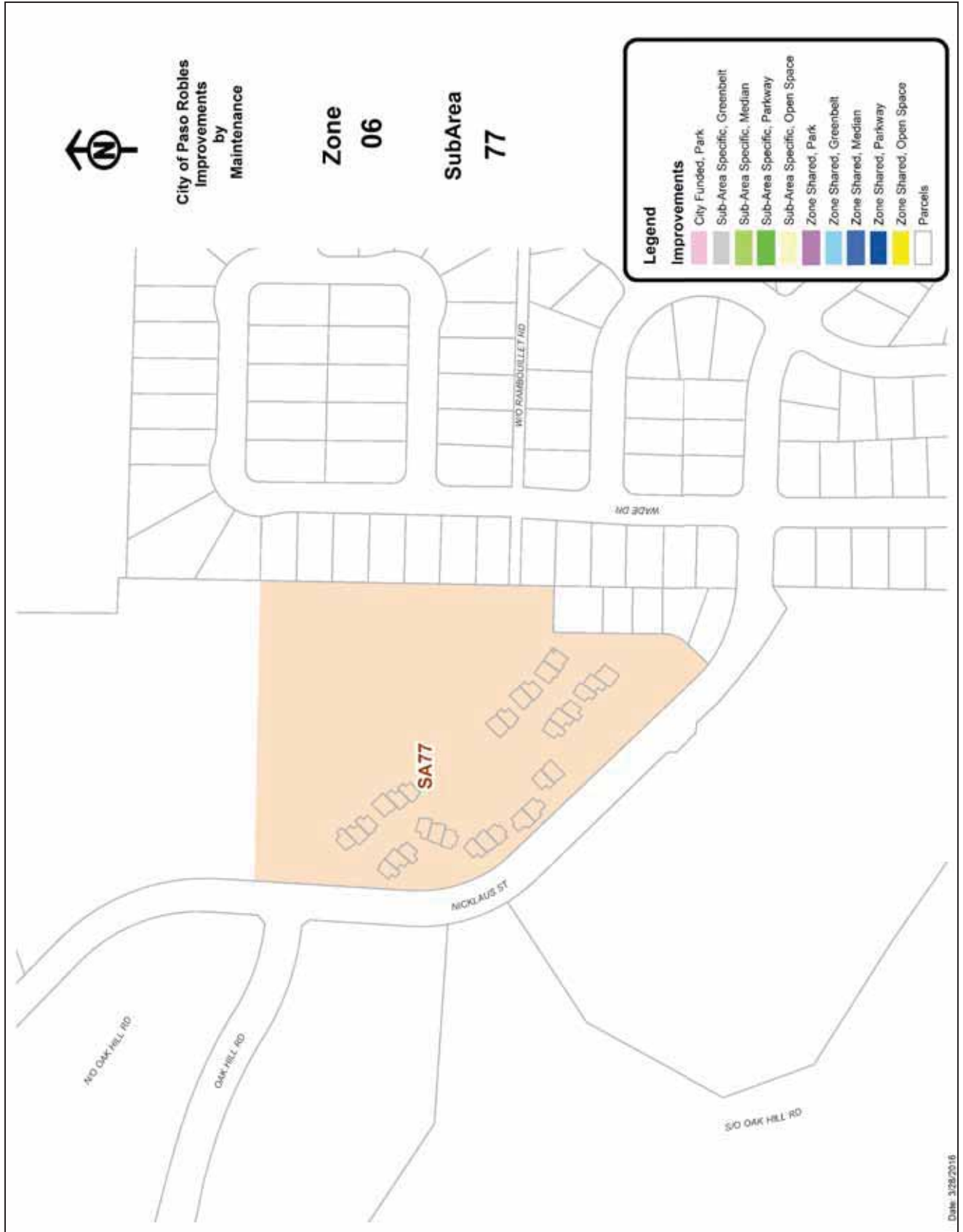


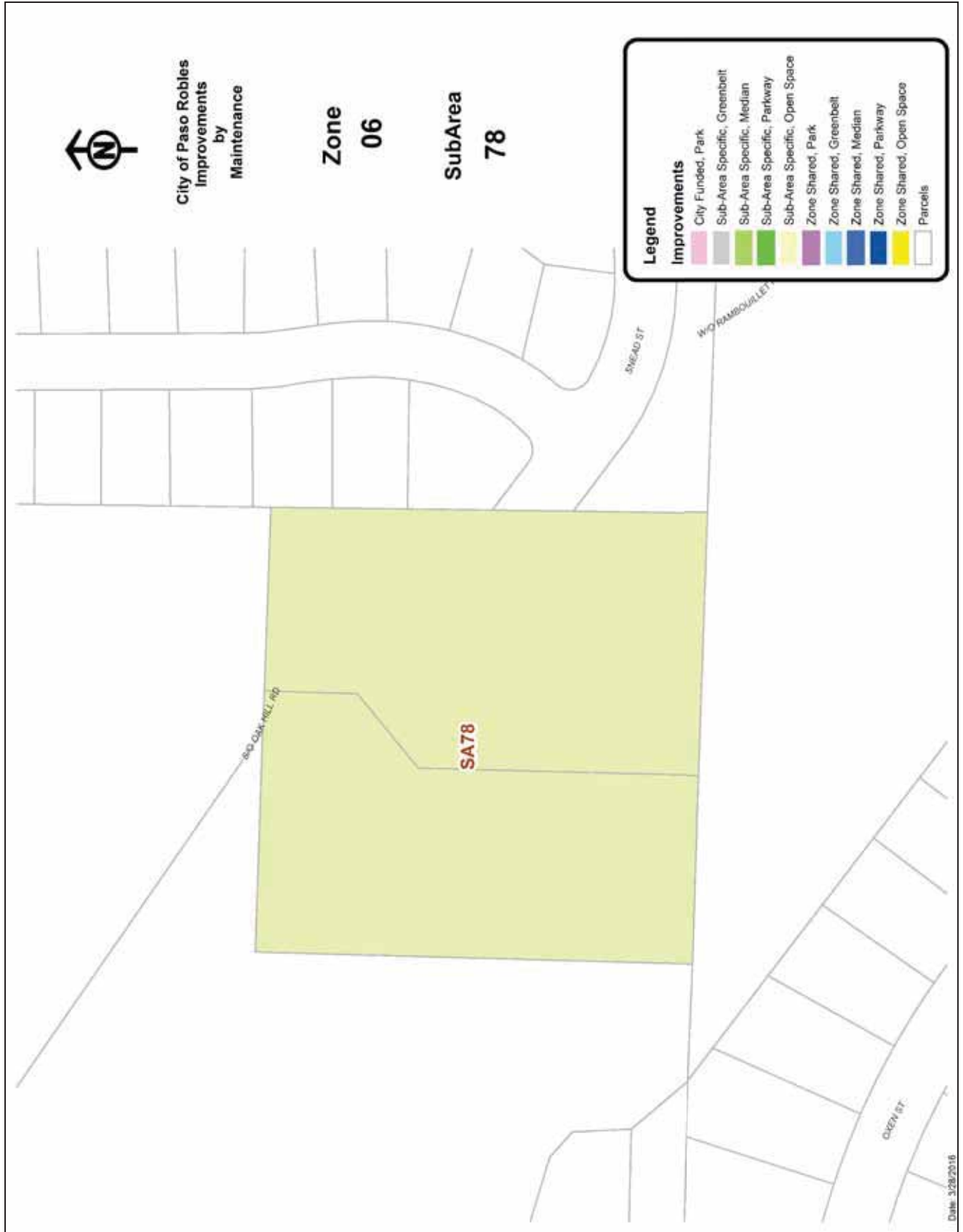


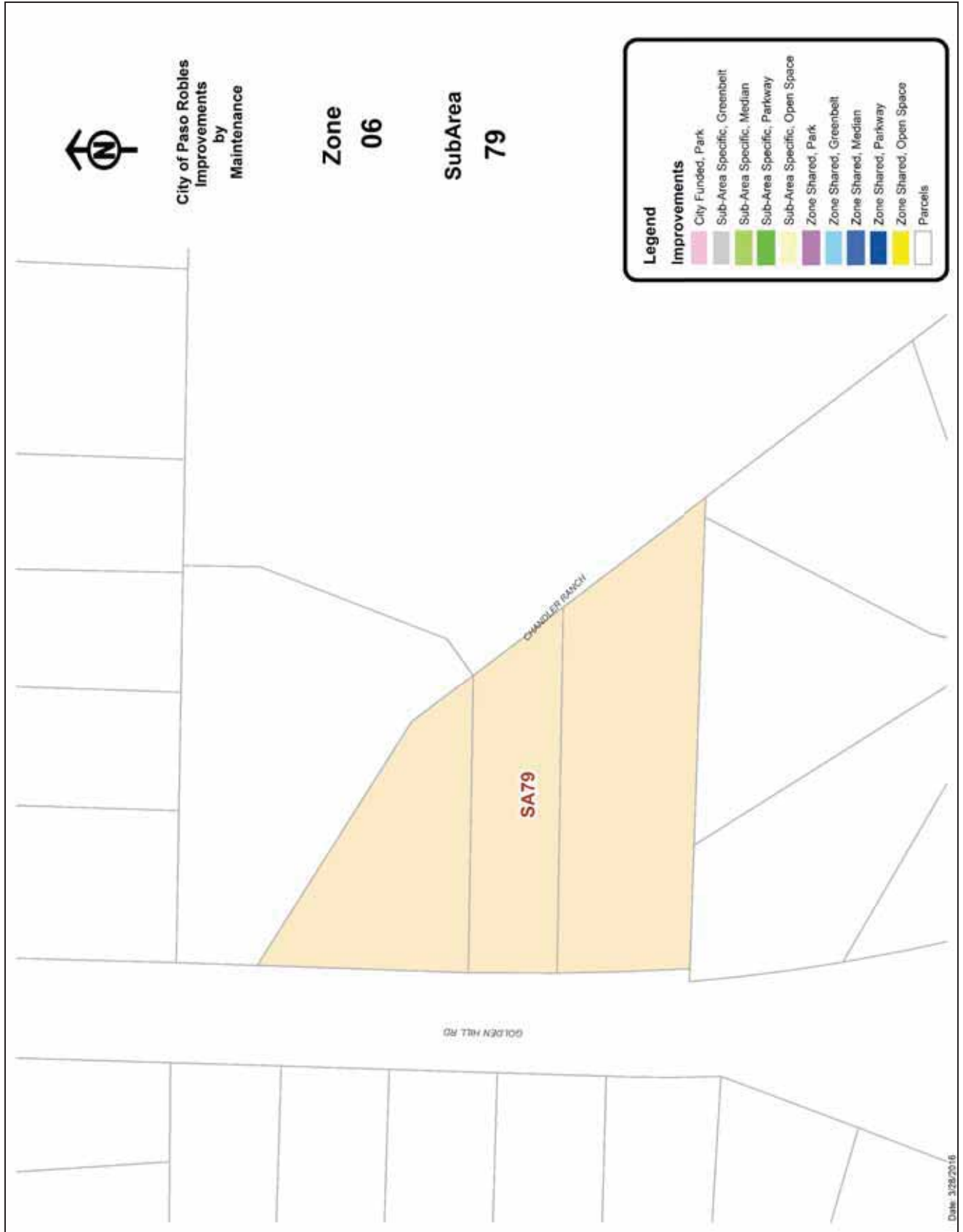


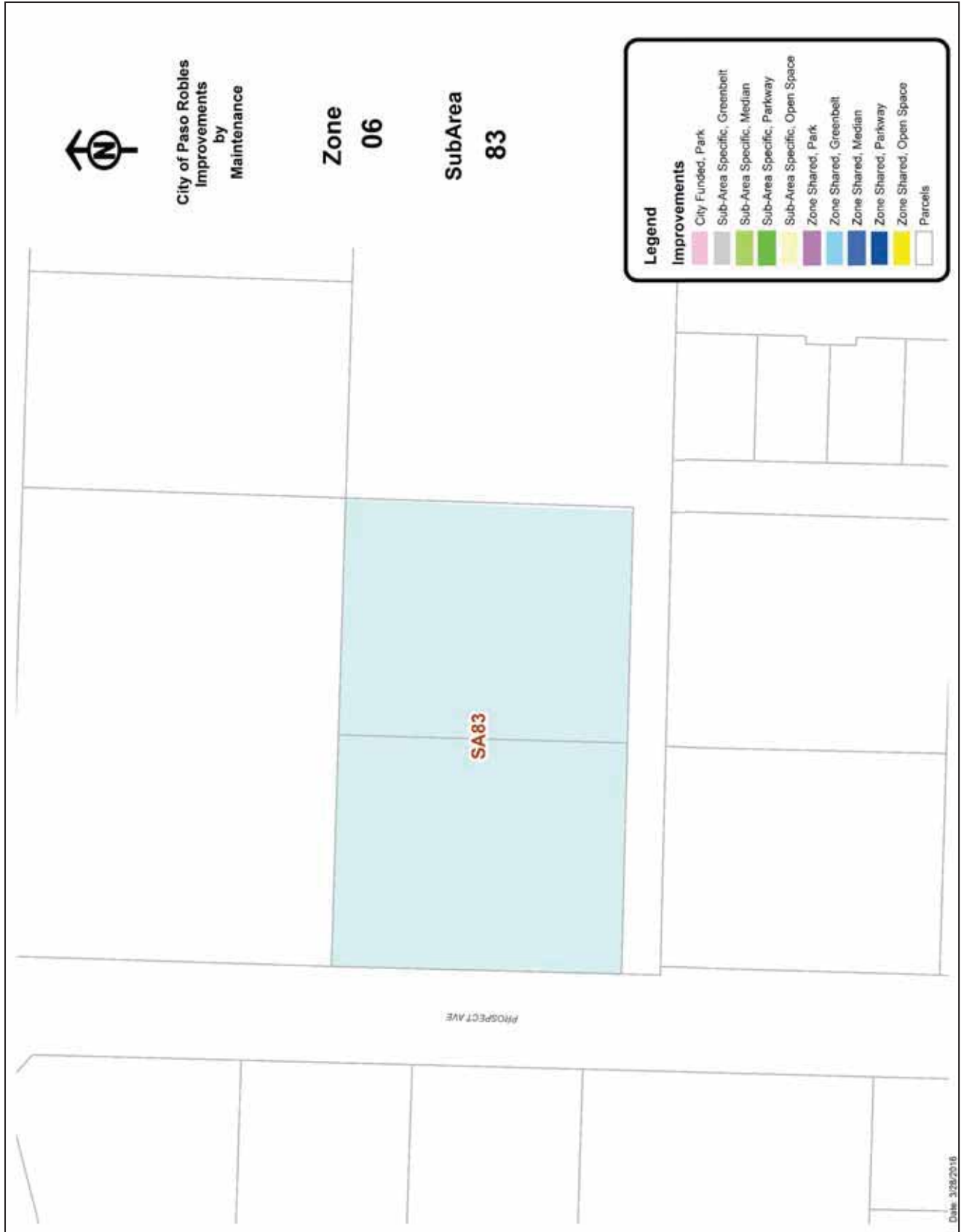


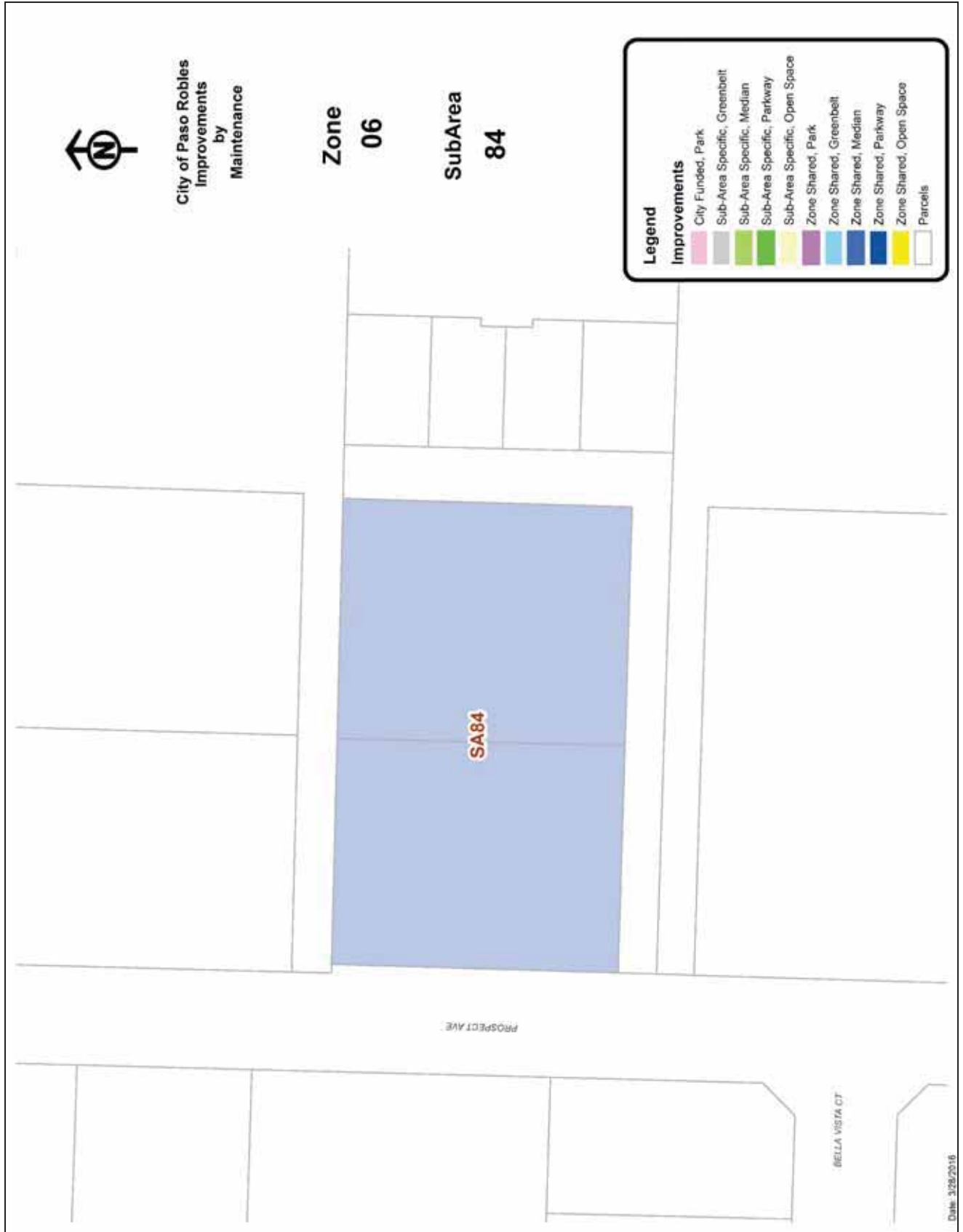


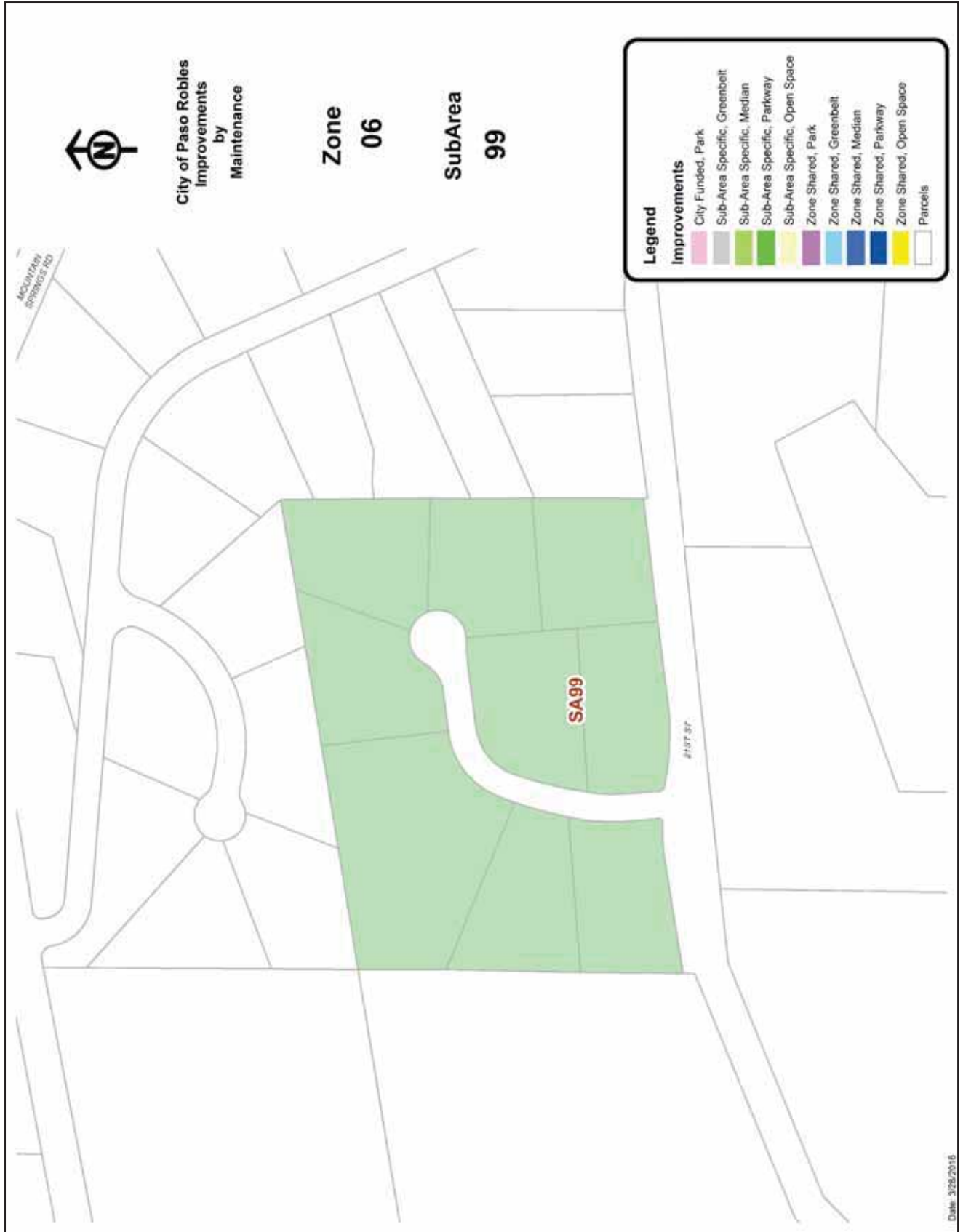


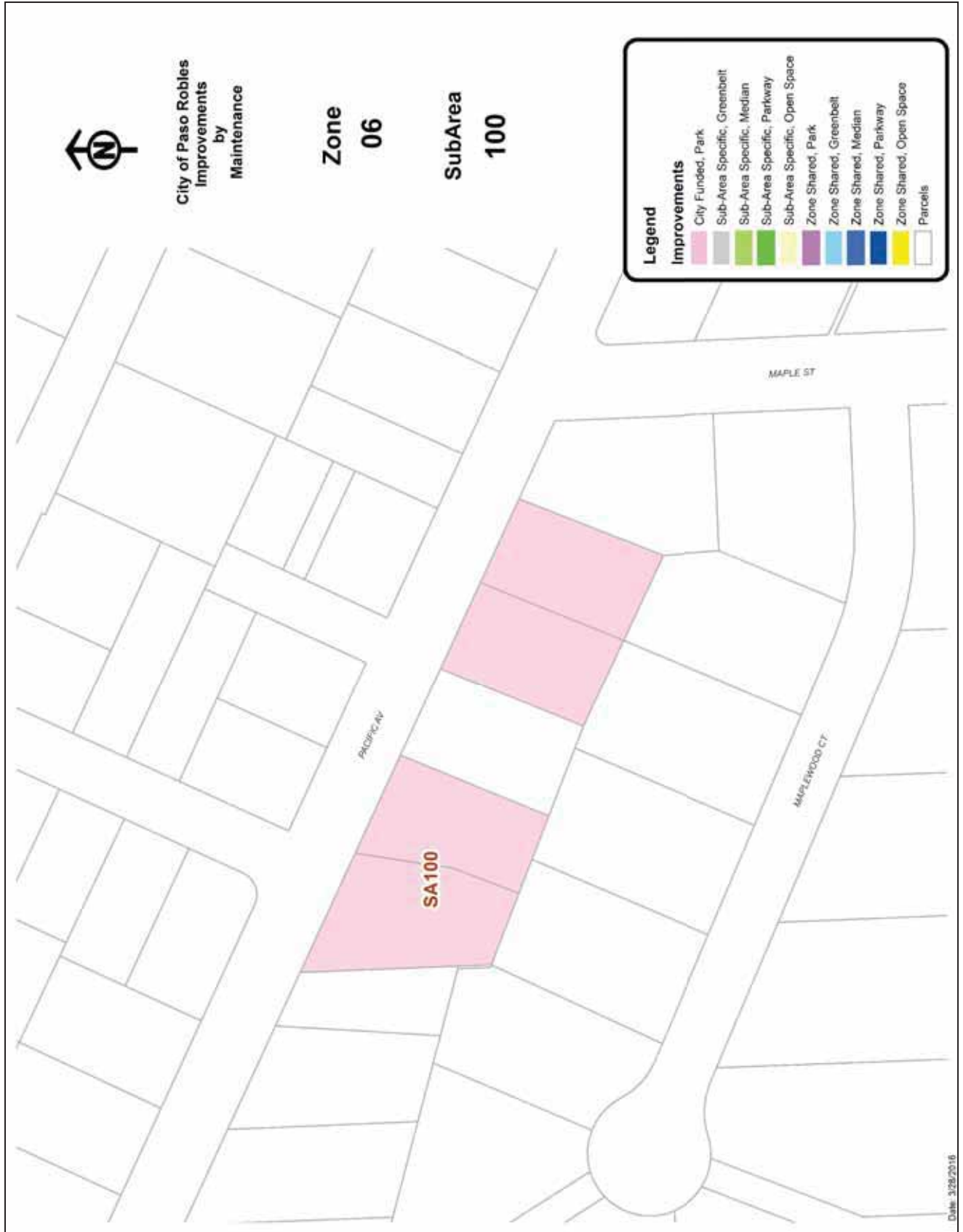


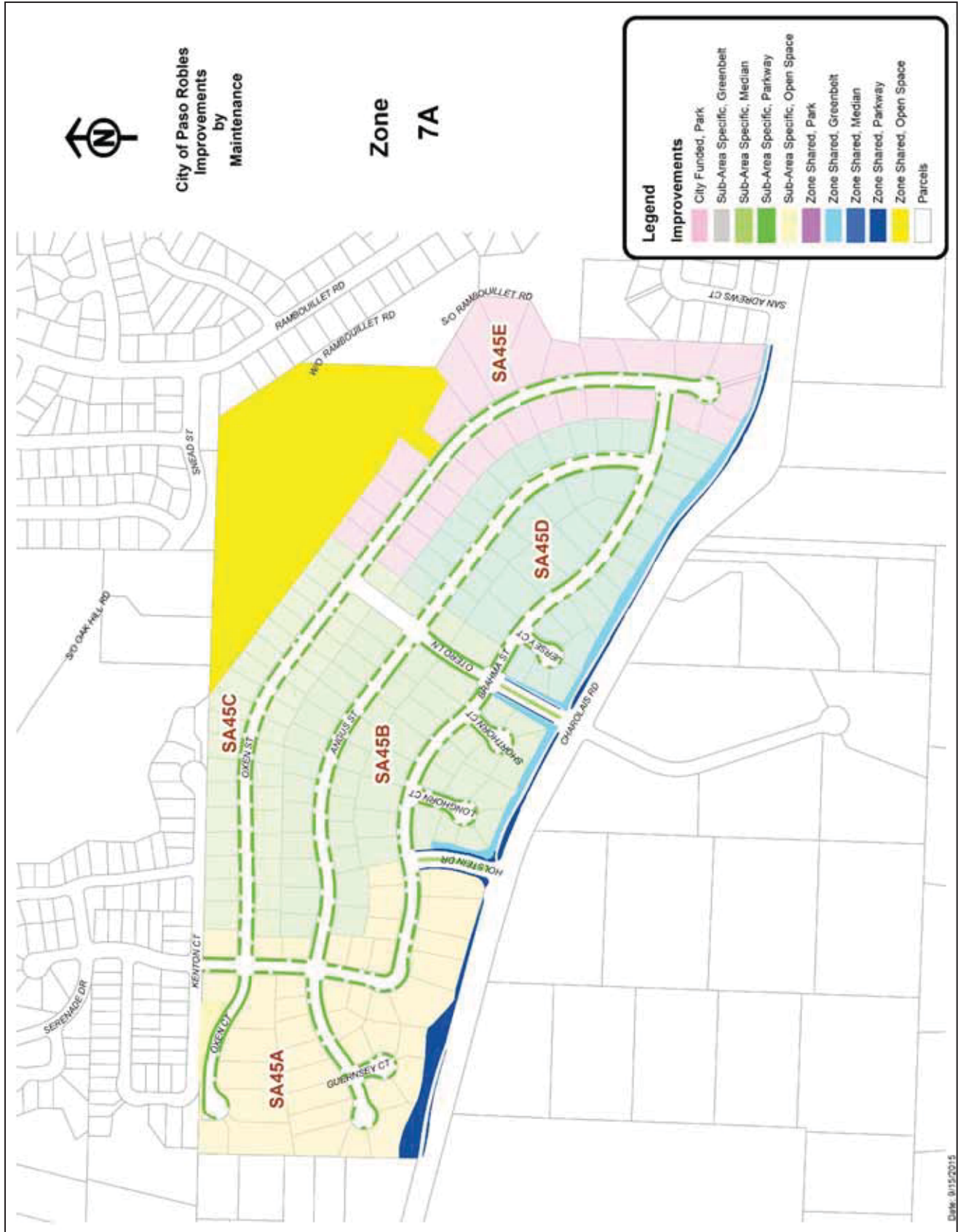


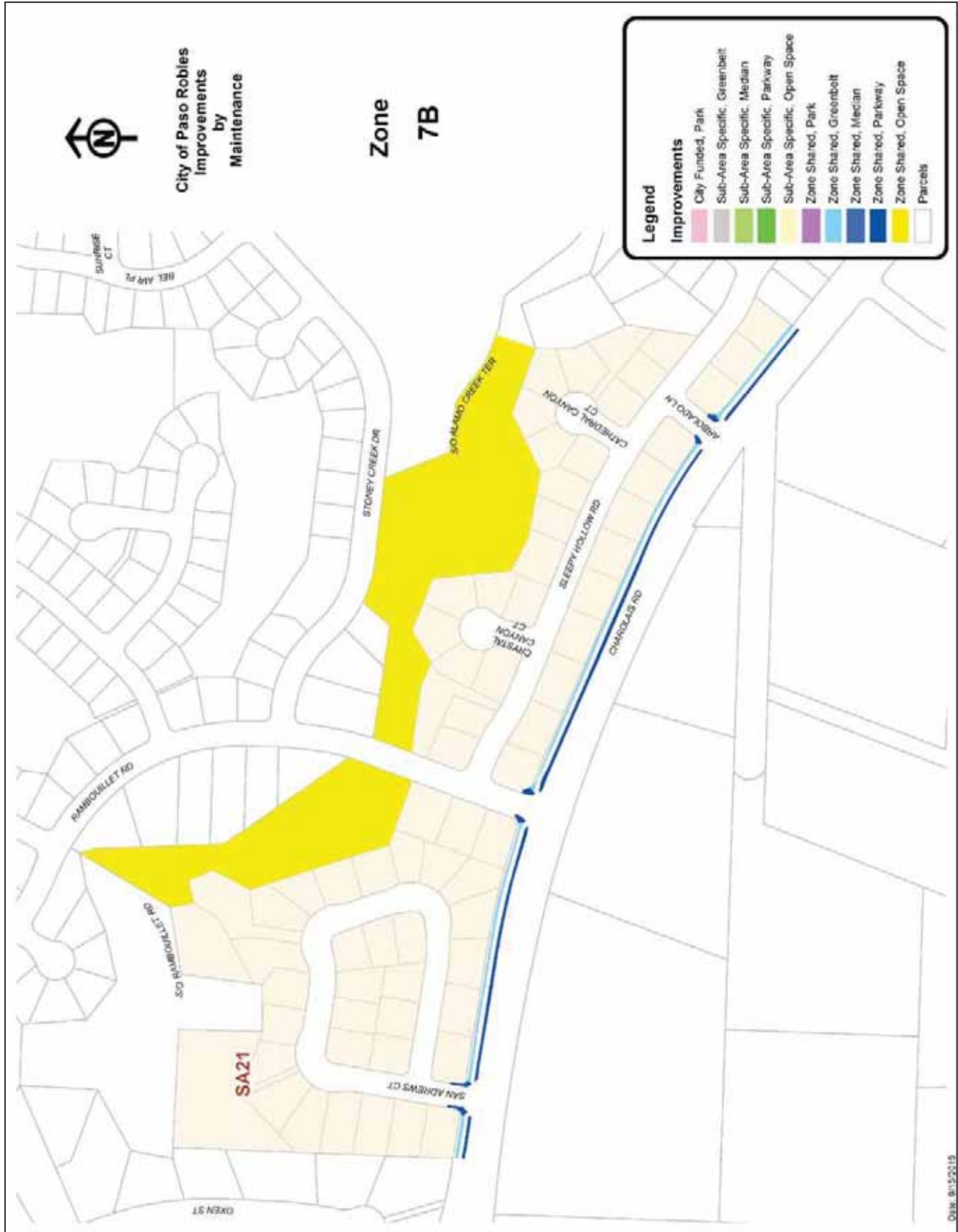


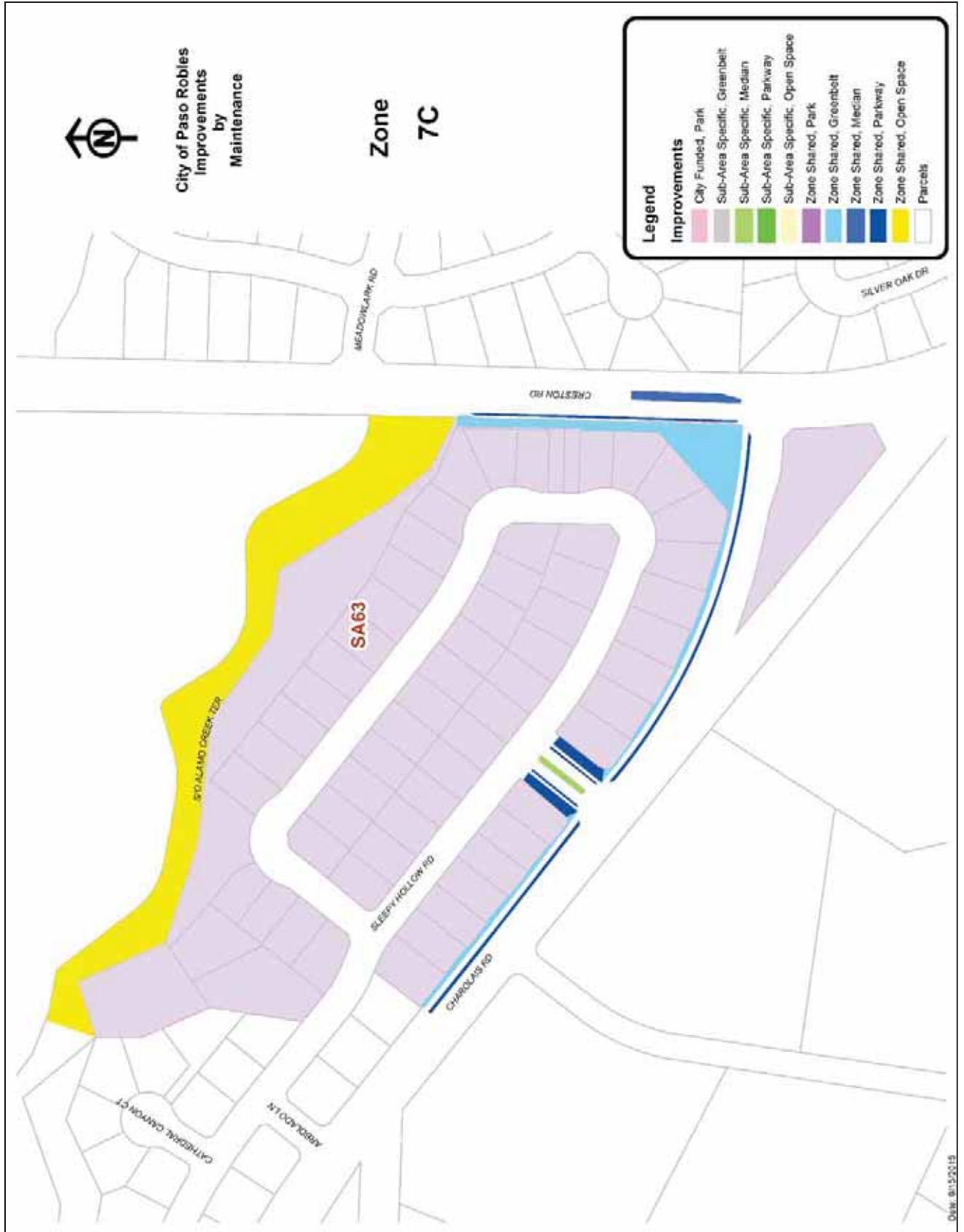














City of Paso Robles
Improvements
by
Maintenance

Zone
09

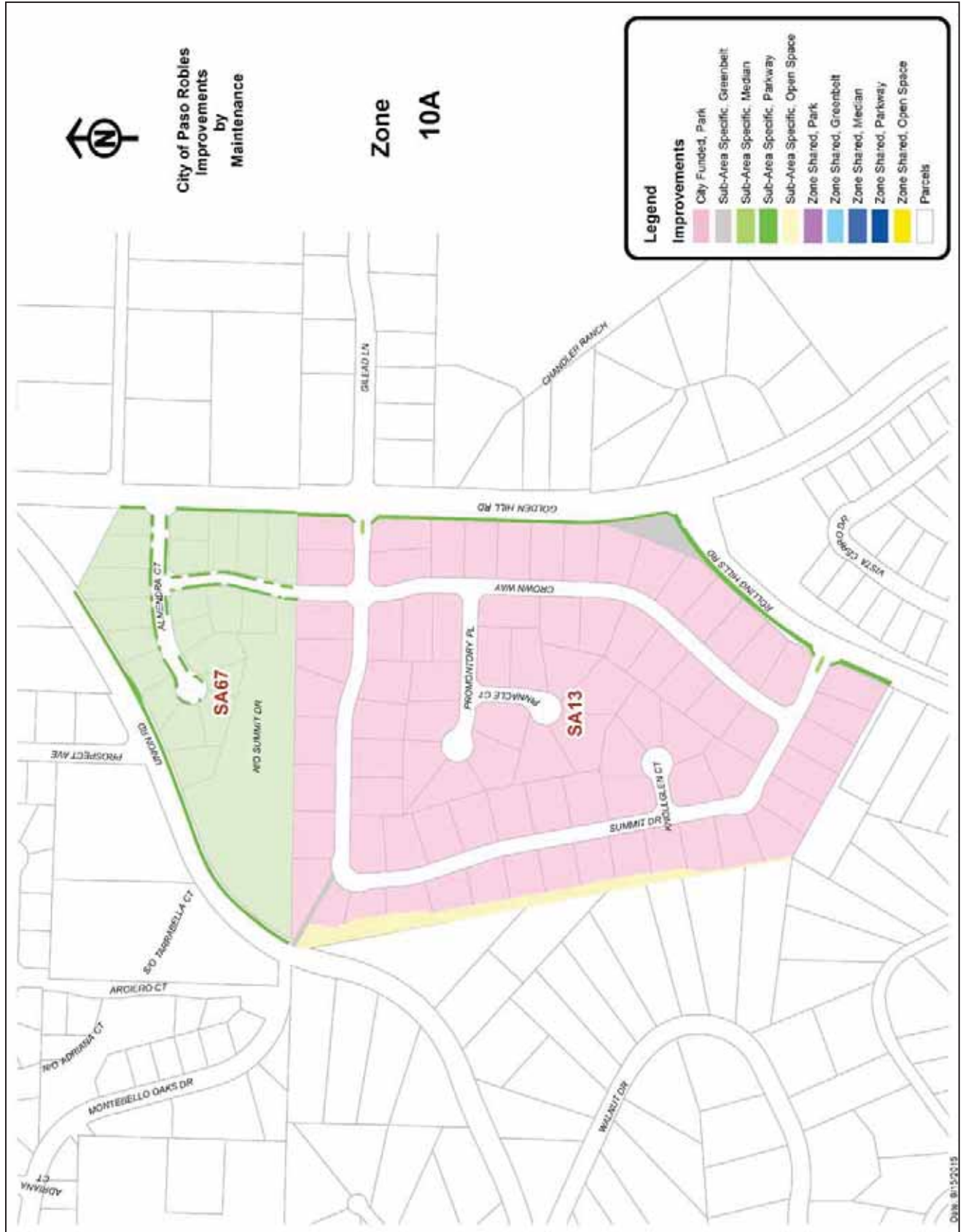
Legend

Improvements

- City Funded, Park
- Sub-Area Specific, Greenbelt
- Sub-Area Specific, Median
- Sub-Area Specific, Parkway
- Sub-Area Specific, Open Space
- Zone Shared, Park
- Zone Shared, Greenbelt
- Zone Shared, Median
- Zone Shared, Parkway
- Zone Shared, Open Space
- Parcels



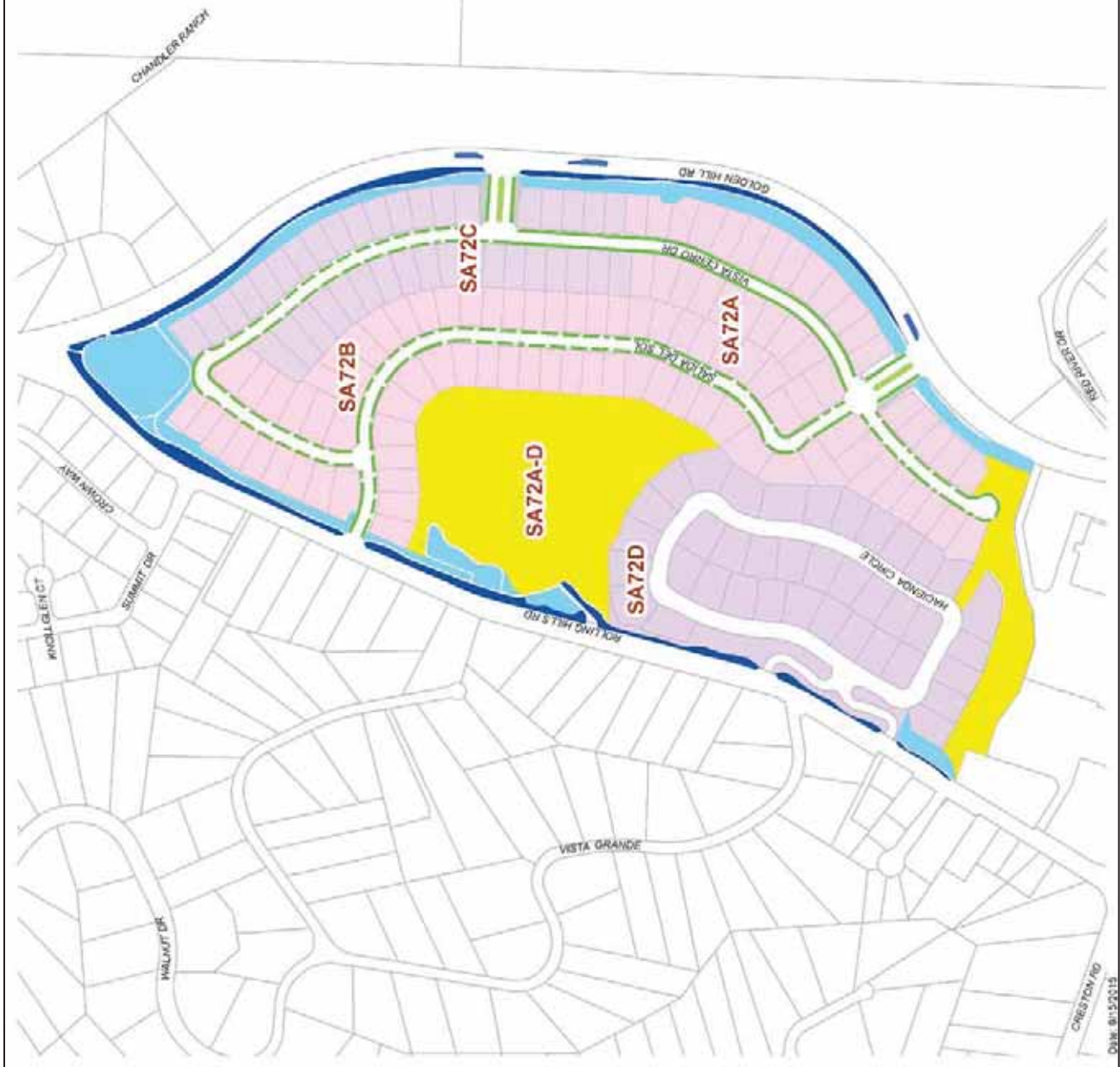
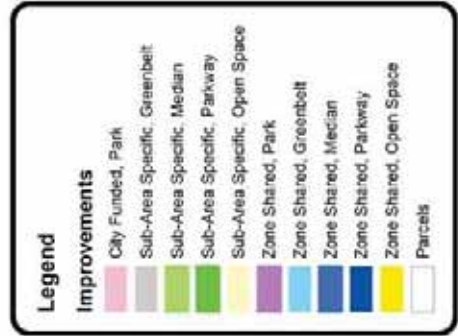
Date: 9/15/2015



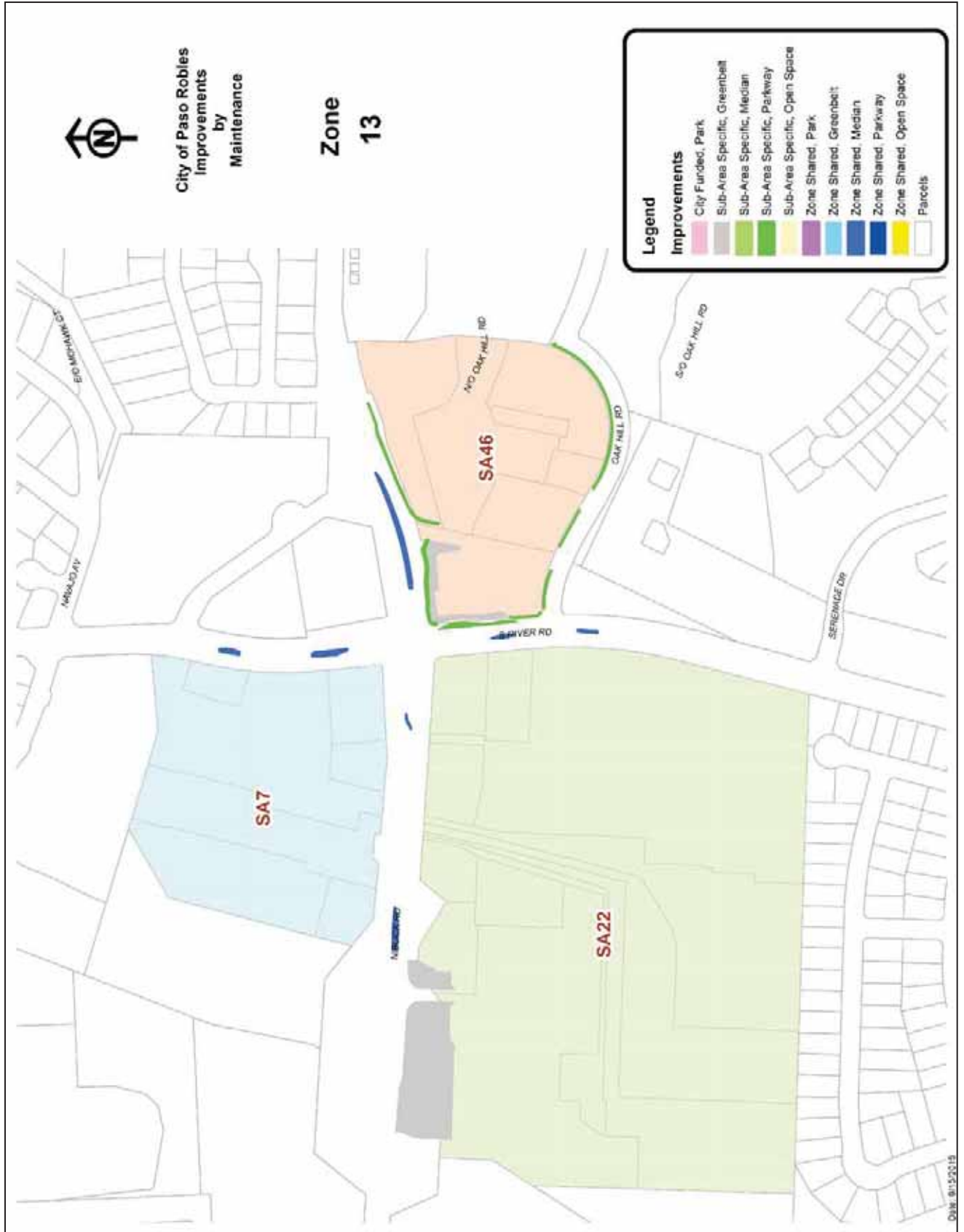


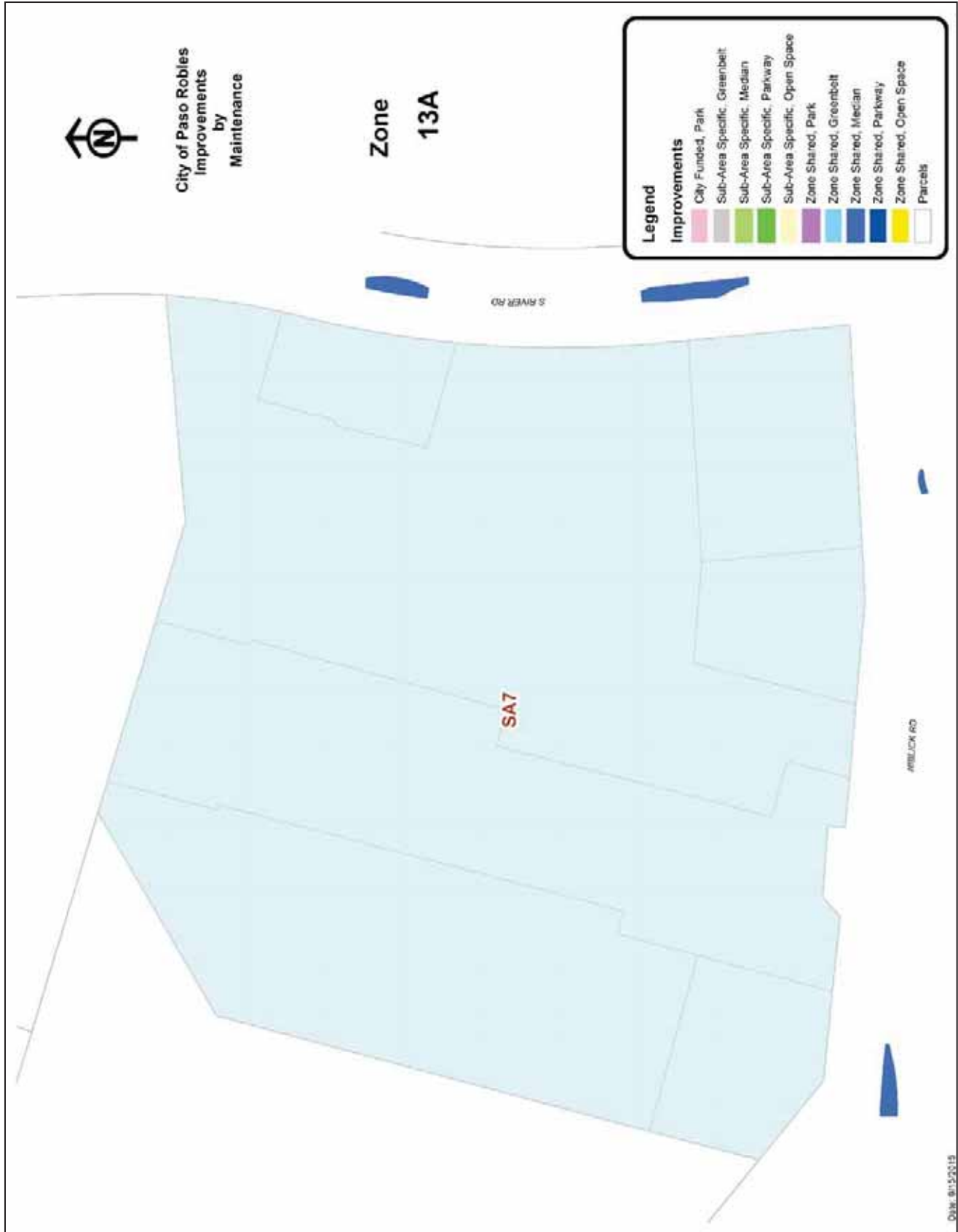
City of Paso Robles
Improvements
by
Maintenance

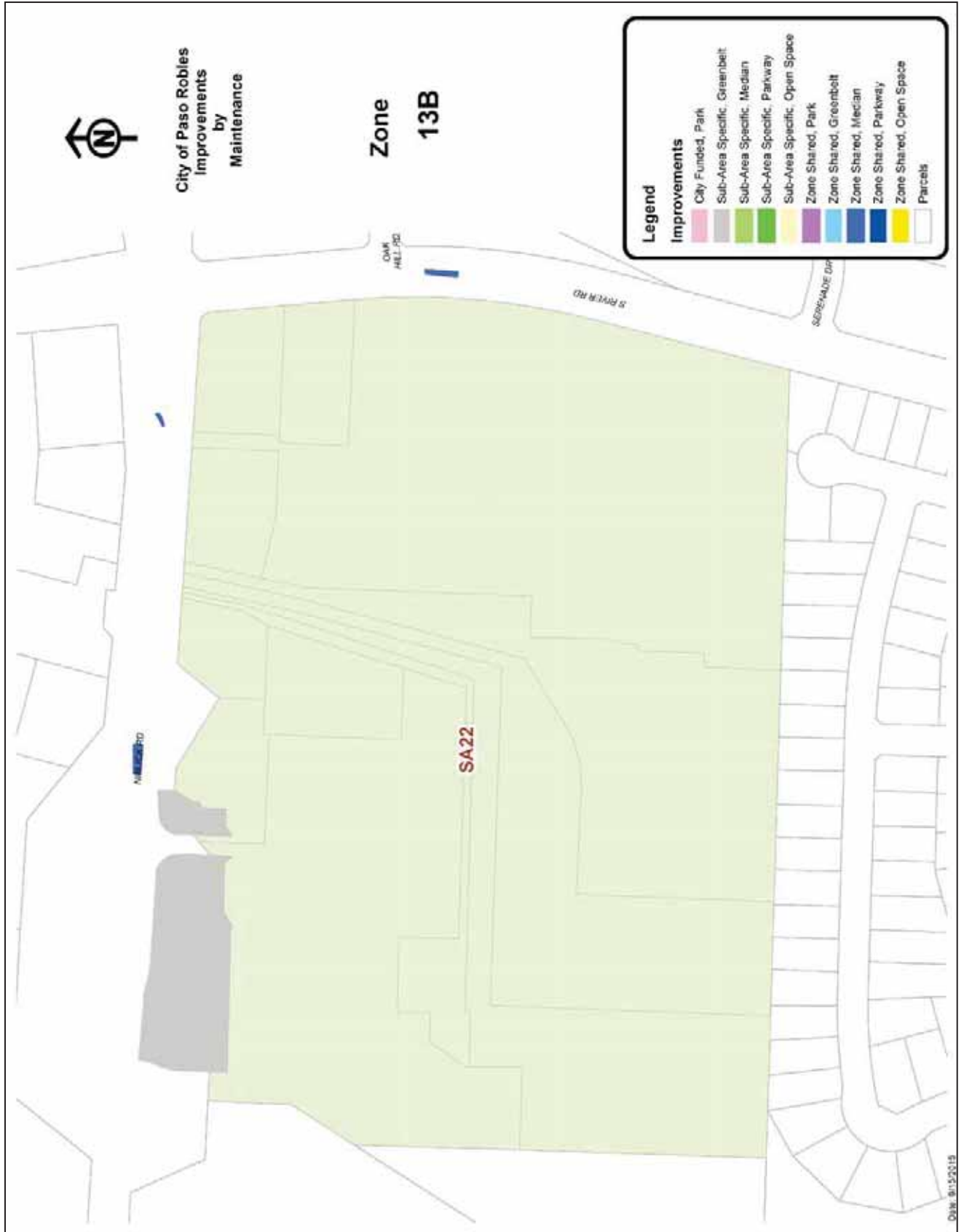
Zone
10B

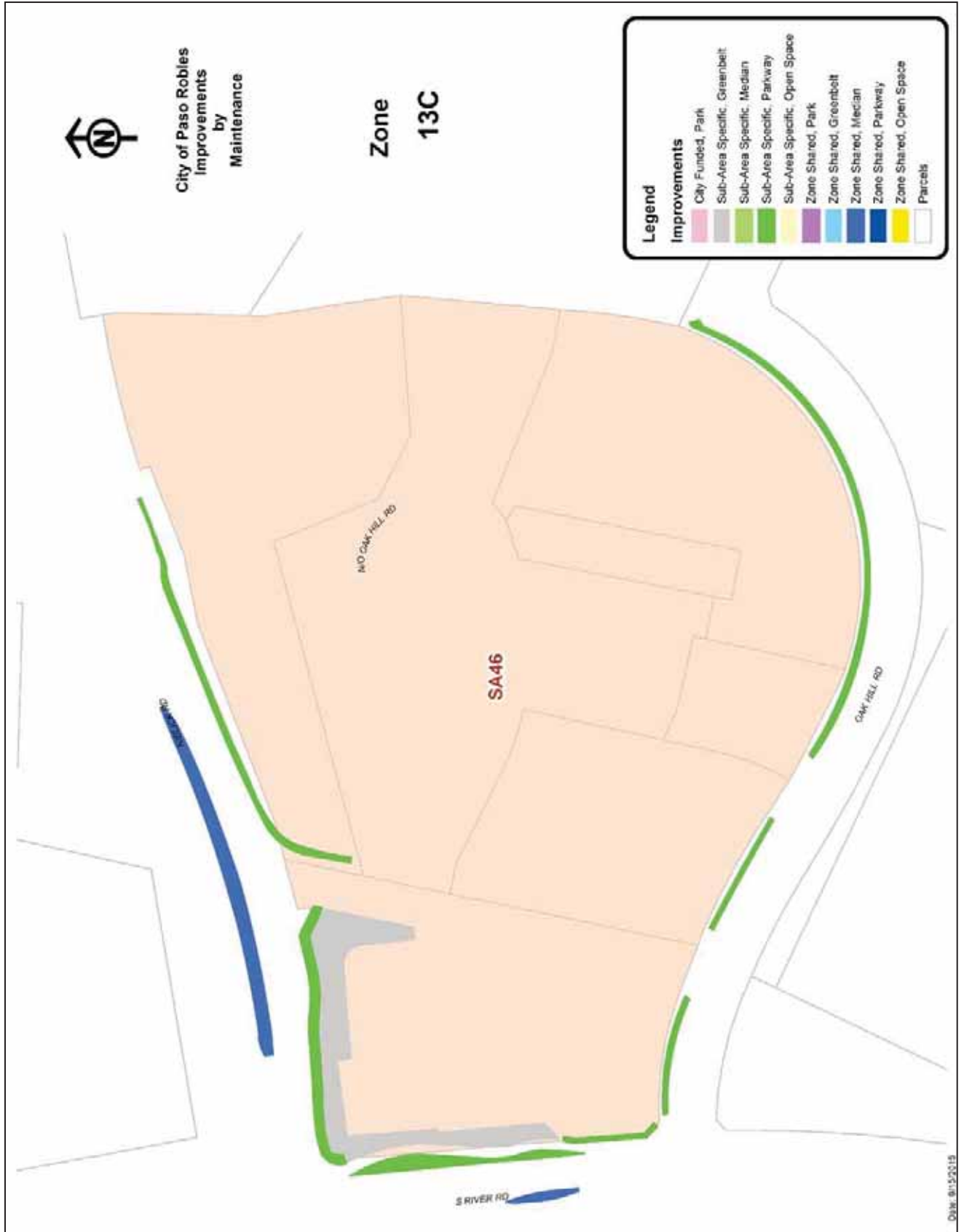














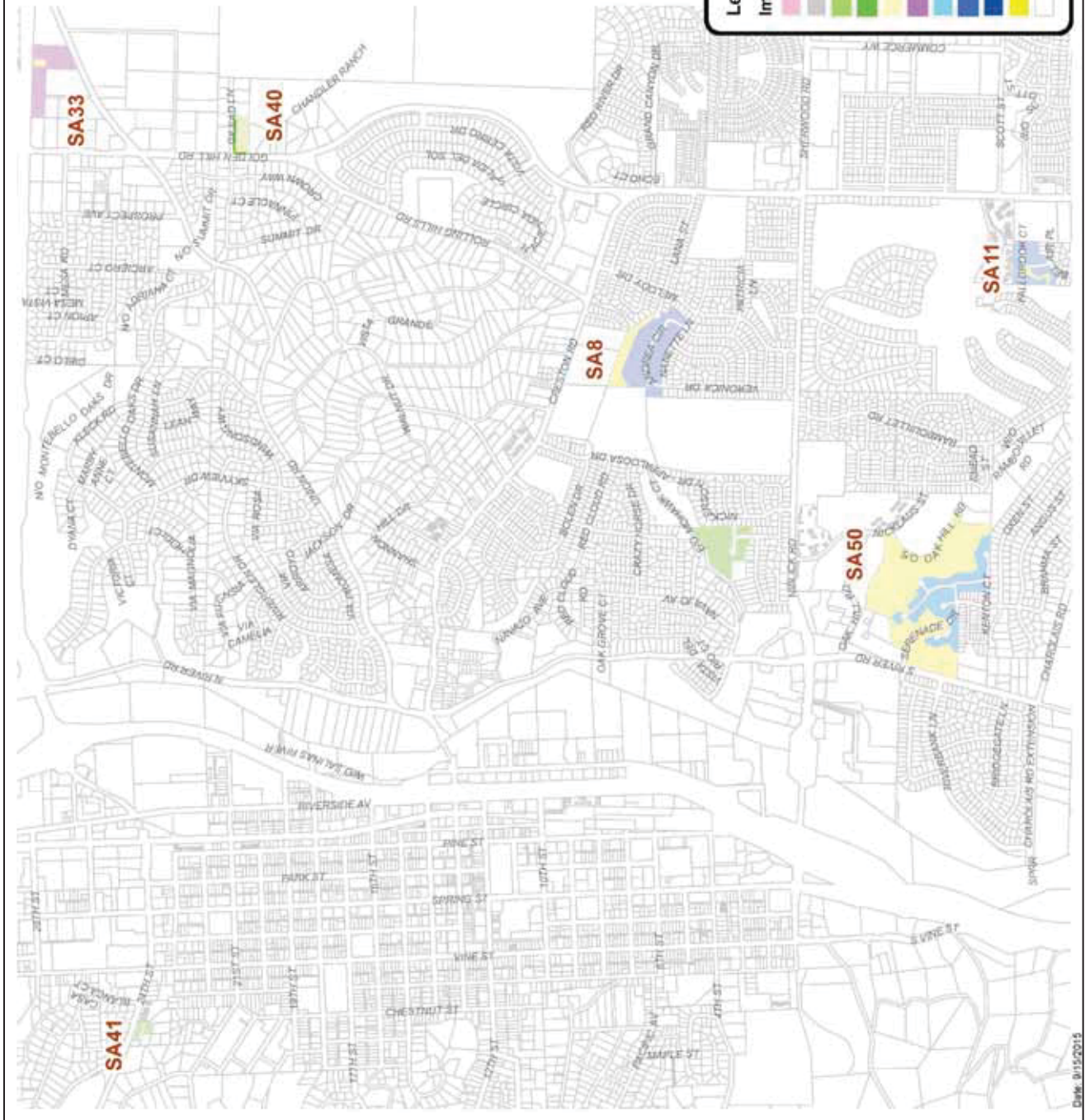
**City of Paso Robles
Improvements
by
Maintenance**

**Zone
14**

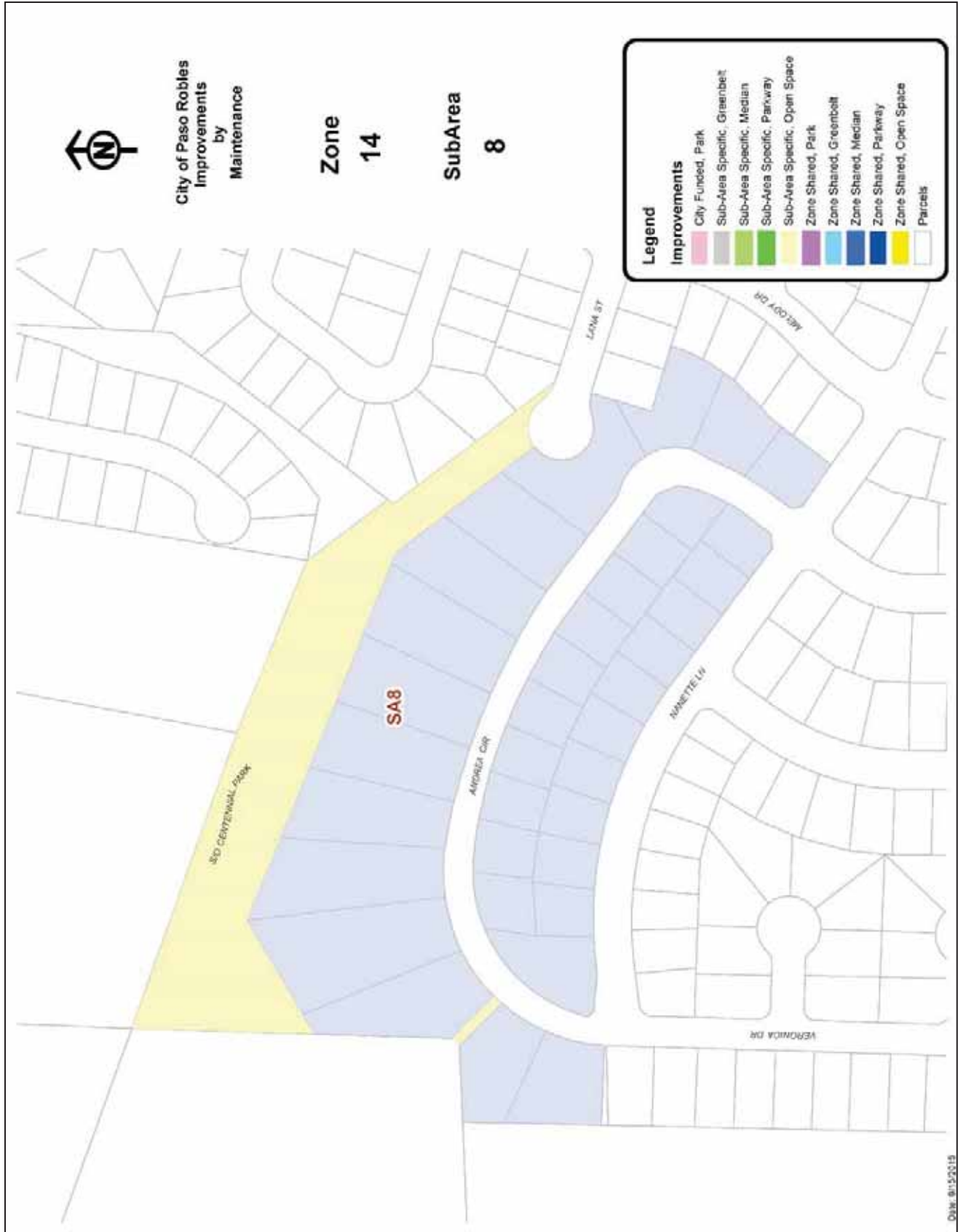
Legend

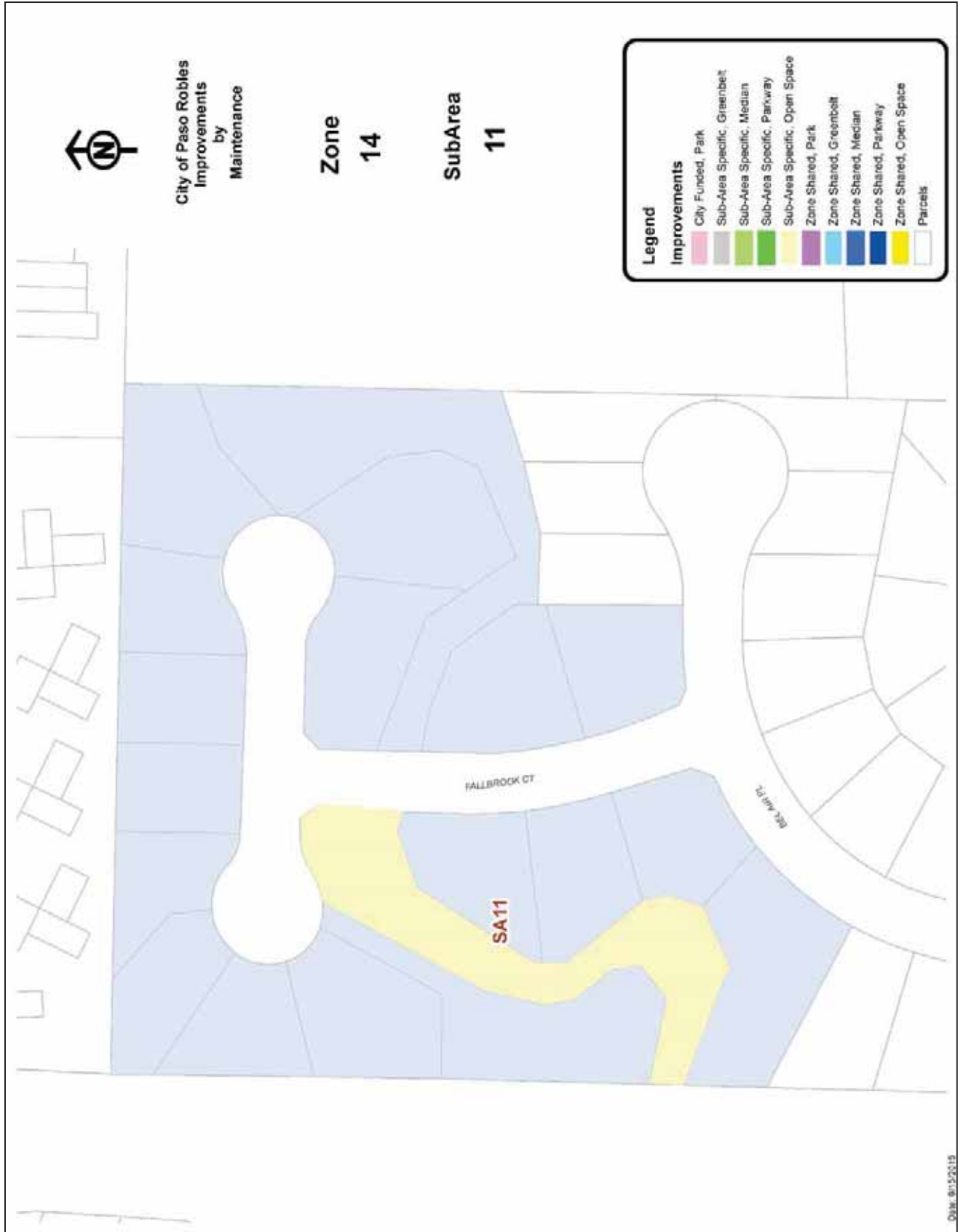
Improvements

- City Funded, Park
- Sub-Area Specific, Greenbelt
- Sub-Area Specific, Median
- Sub-Area Specific, Parkway
- Sub-Area Specific, Open Space
- Zone Shared, Park
- Zone Shared, Greenbelt
- Zone Shared, Median
- Zone Shared, Parkway
- Zone Shared, Open Space
- Parcels



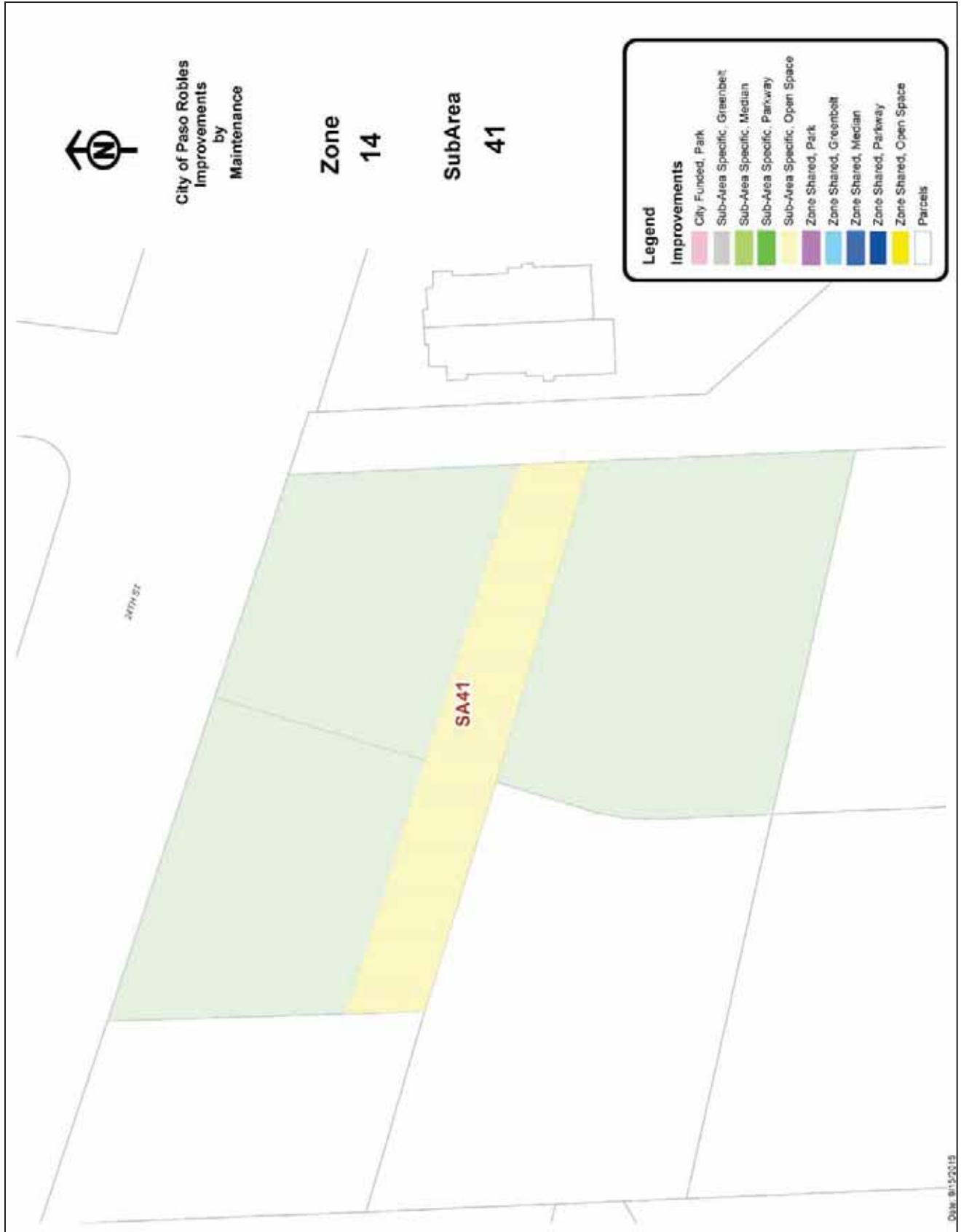
DATE: 9/15/2015



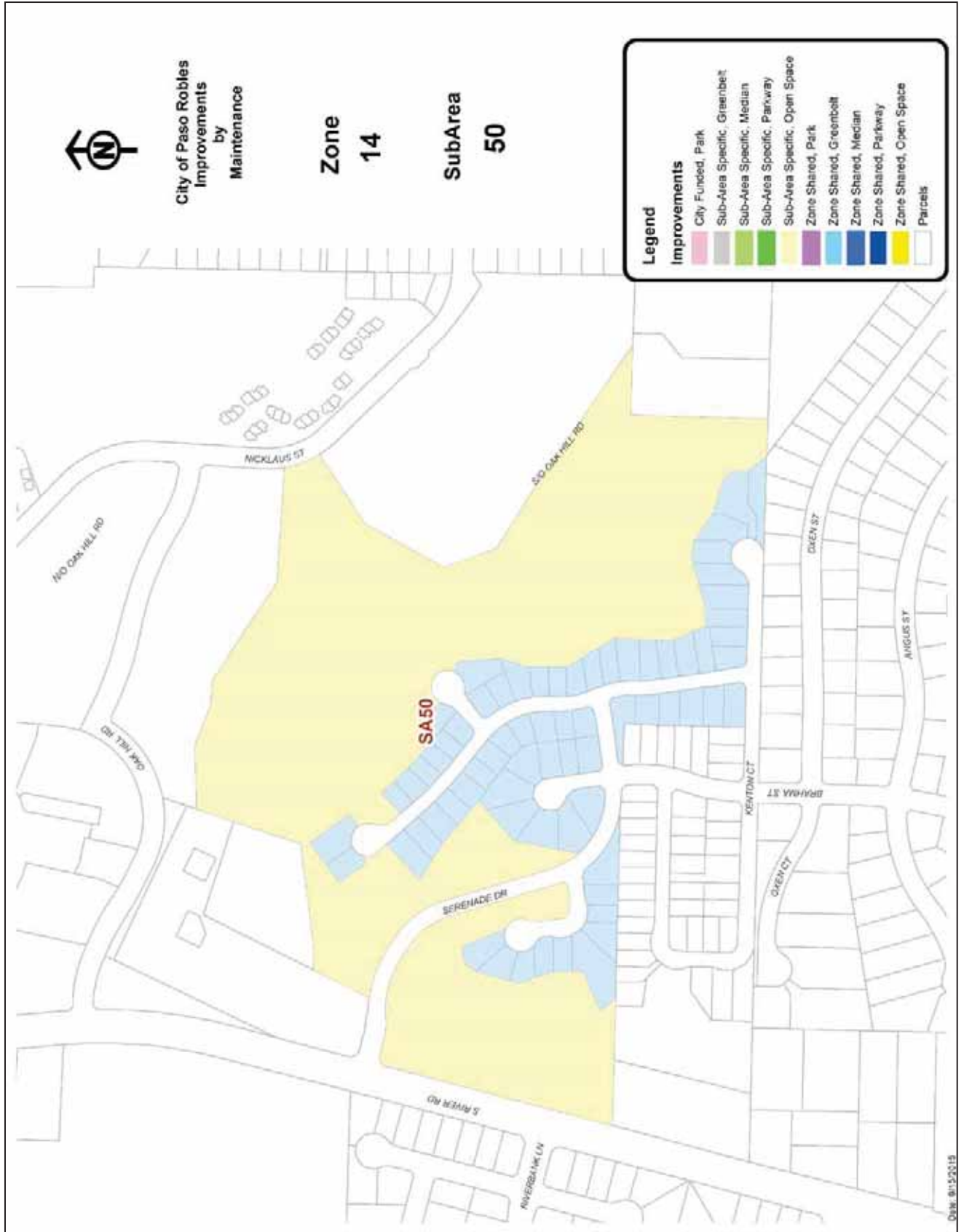












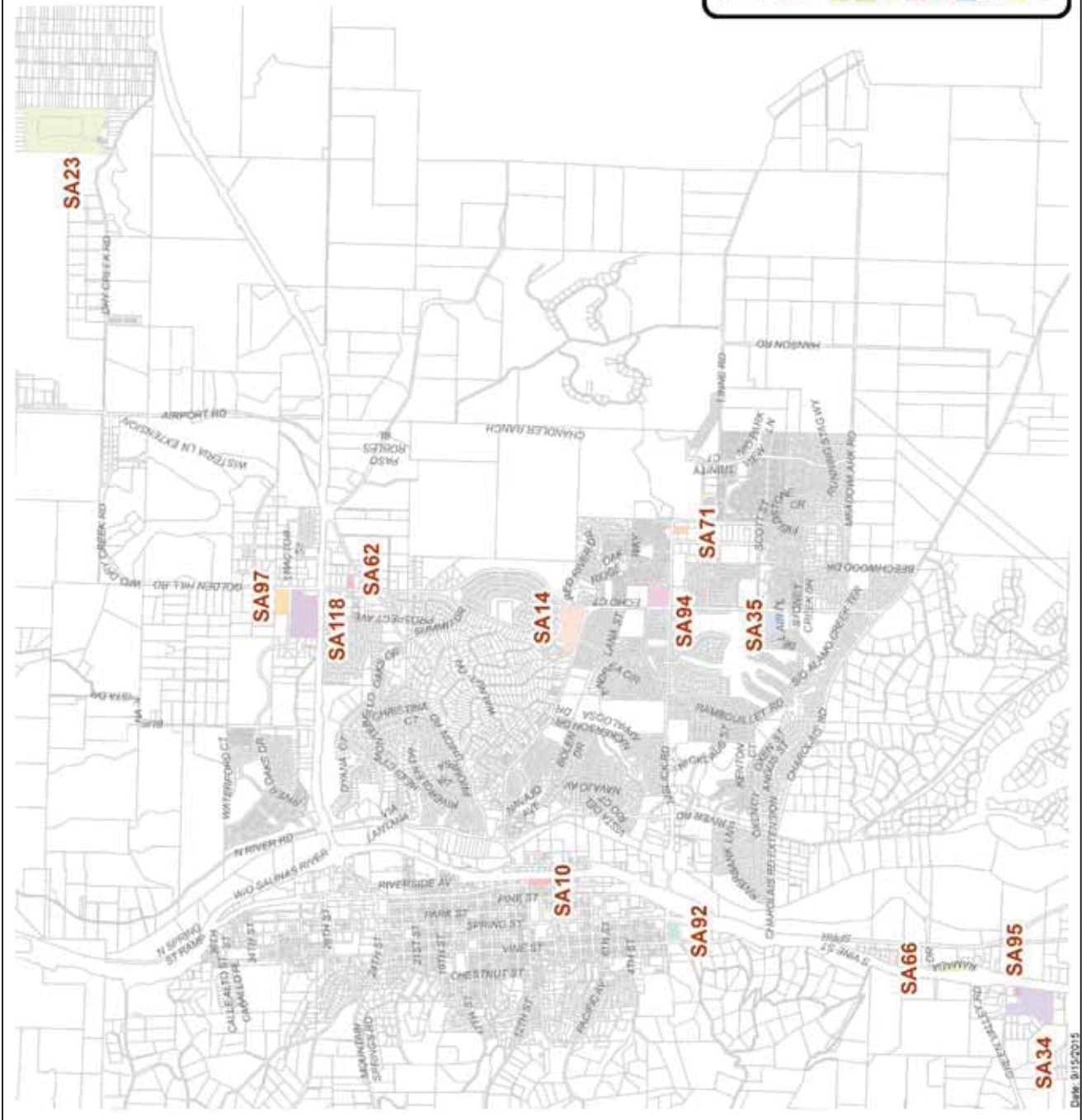


**City of Paso Robles
Improvements
by
Maintenance**

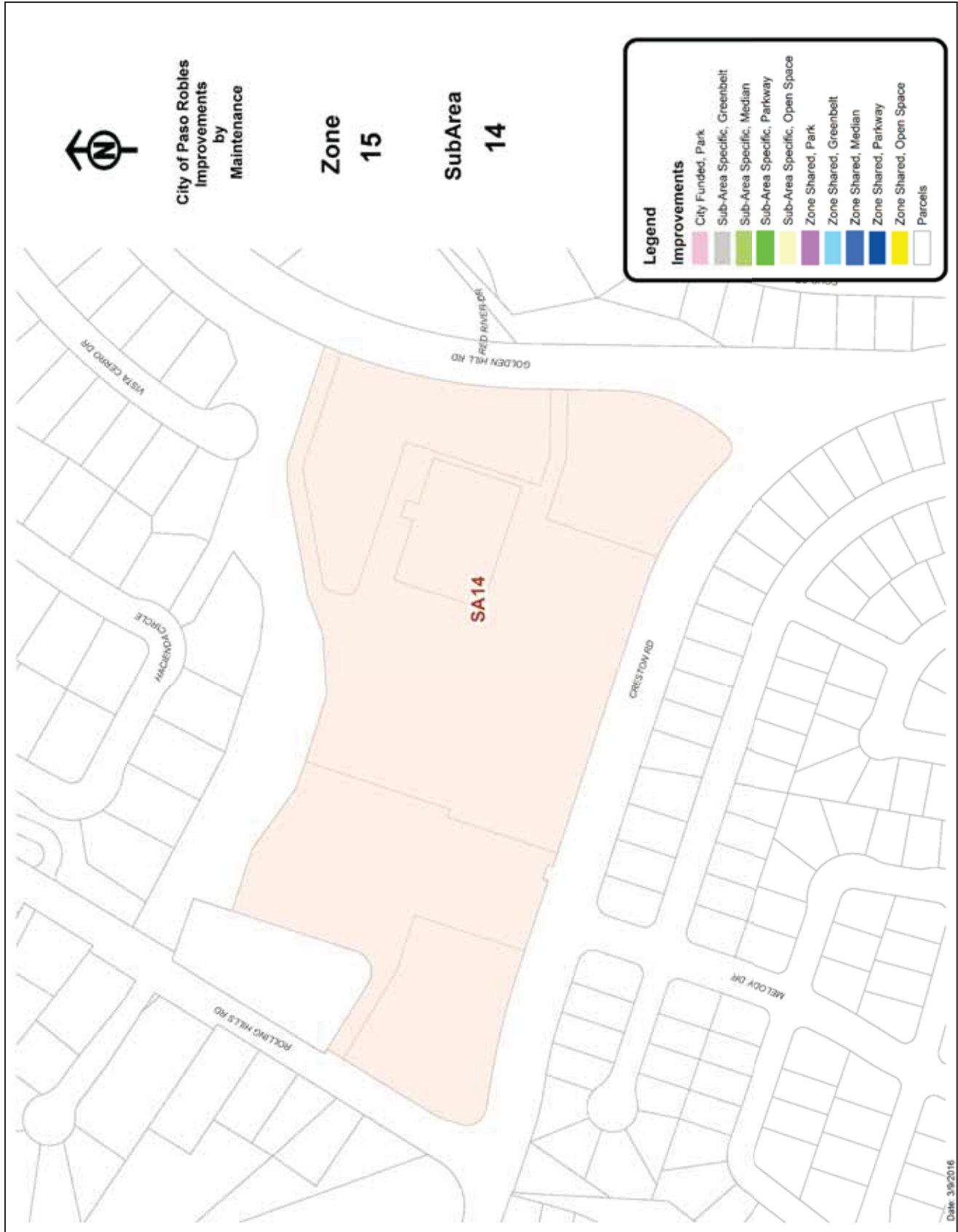
**Zone
15**

Legend

	City Funded, Park
	Sub-Area Specific, Greenbelt
	Sub-Area Specific, Median
	Sub-Area Specific, Parkway
	Sub-Area Specific, Open Space
	Zone Shared, Park
	Zone Shared, Greenbelt
	Zone Shared, Median
	Zone Shared, Parkway
	Zone Shared, Open Space
	Parcels









City of Paso Robles
Improvements
by
Maintenance

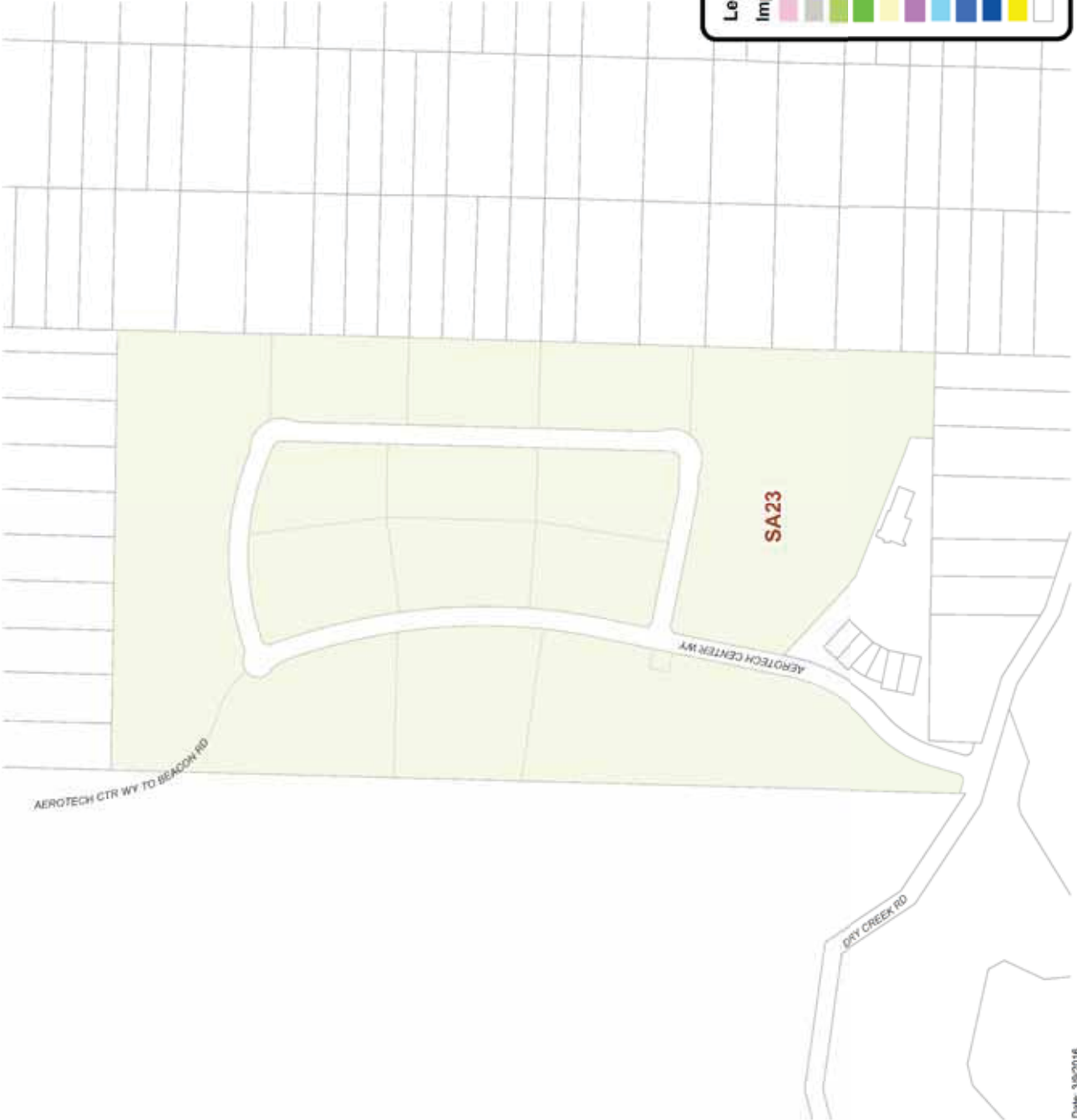
Zone
15

SubArea
23

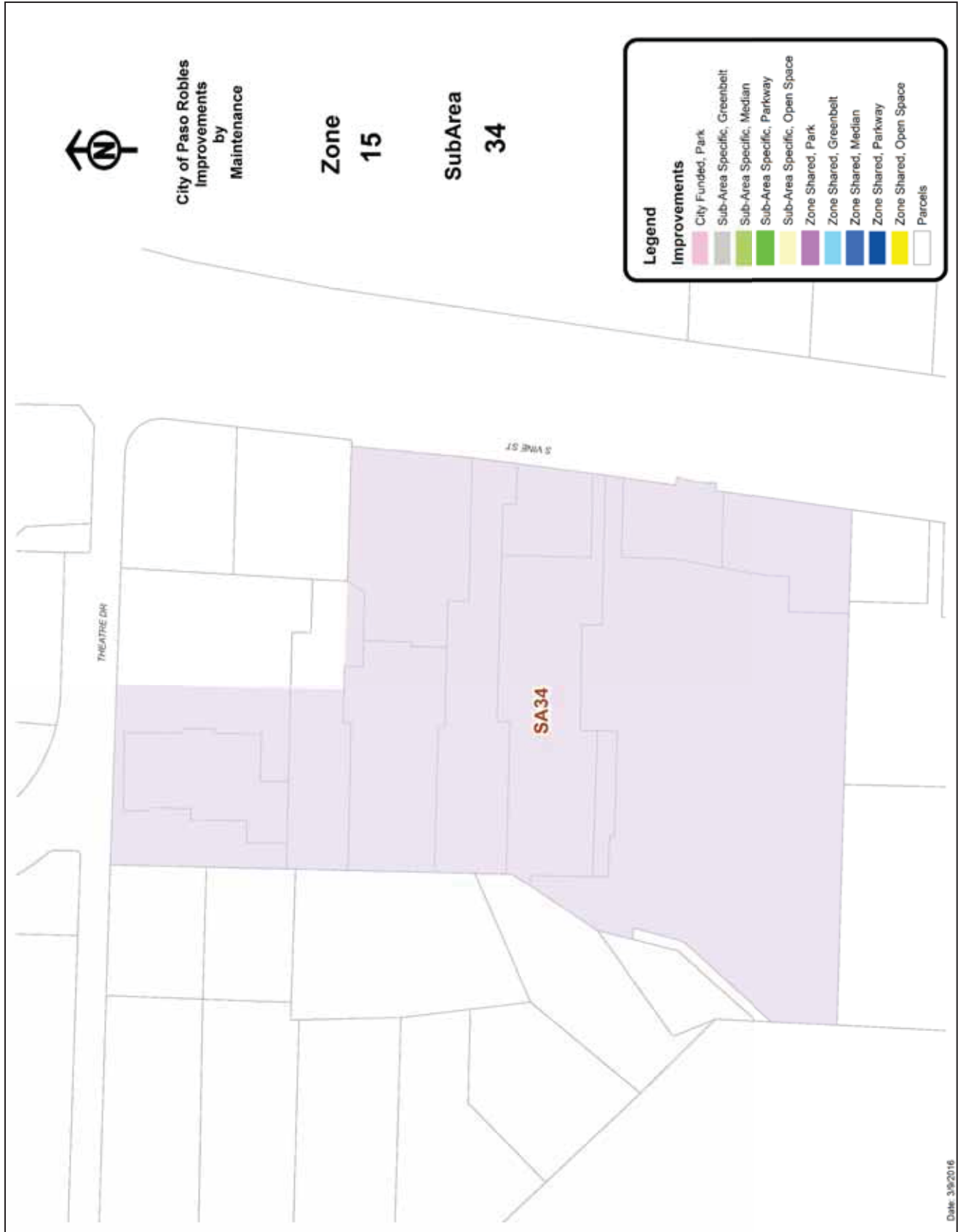
Legend

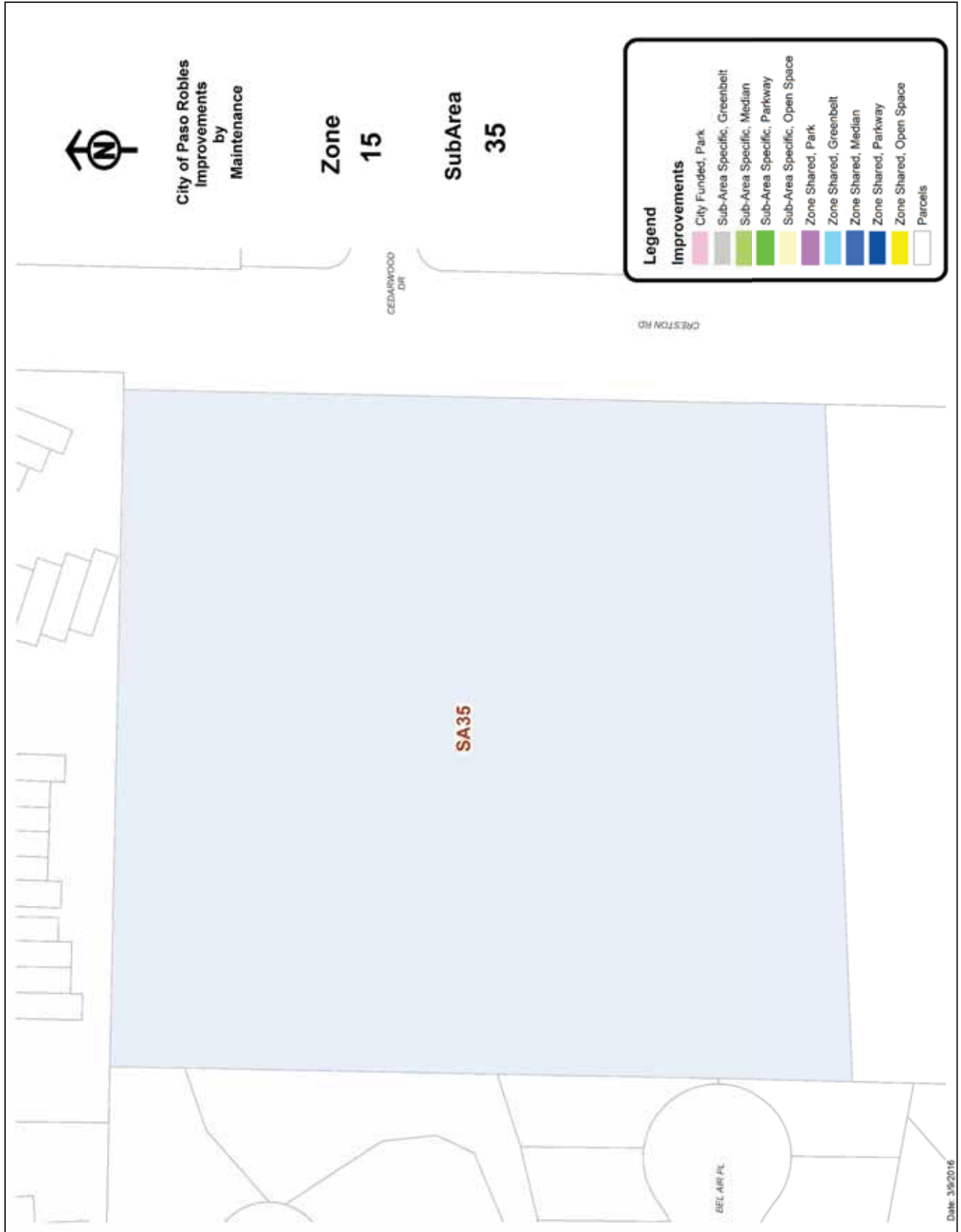
Improvements

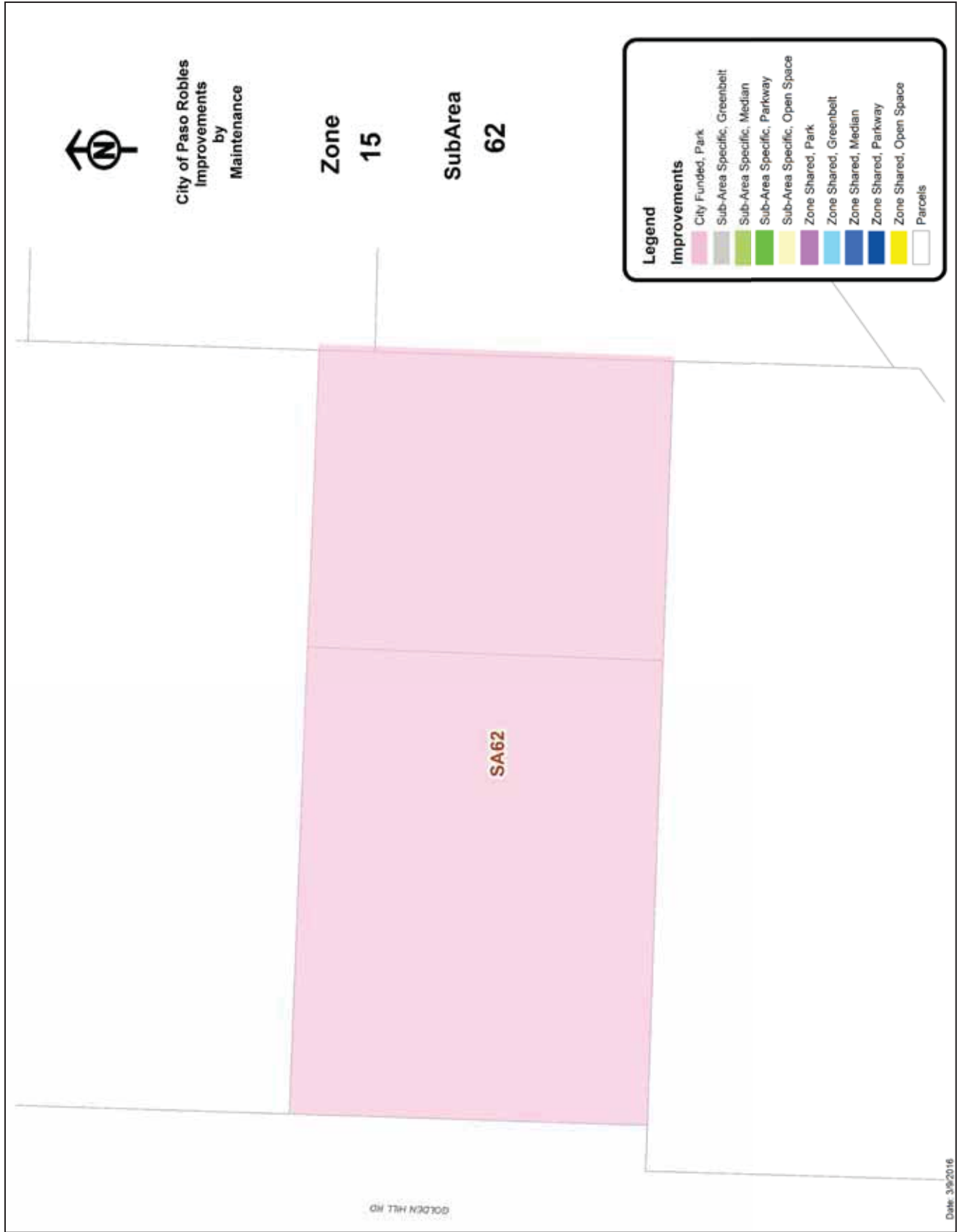
- City Funded, Park
- Sub-Area Specific, Greenbelt
- Sub-Area Specific, Median
- Sub-Area Specific, Parkway
- Sub-Area Specific, Open Space
- Zone Shared, Park
- Zone Shared, Greenbelt
- Zone Shared, Median
- Zone Shared, Parkway
- Zone Shared, Open Space
- Parcels

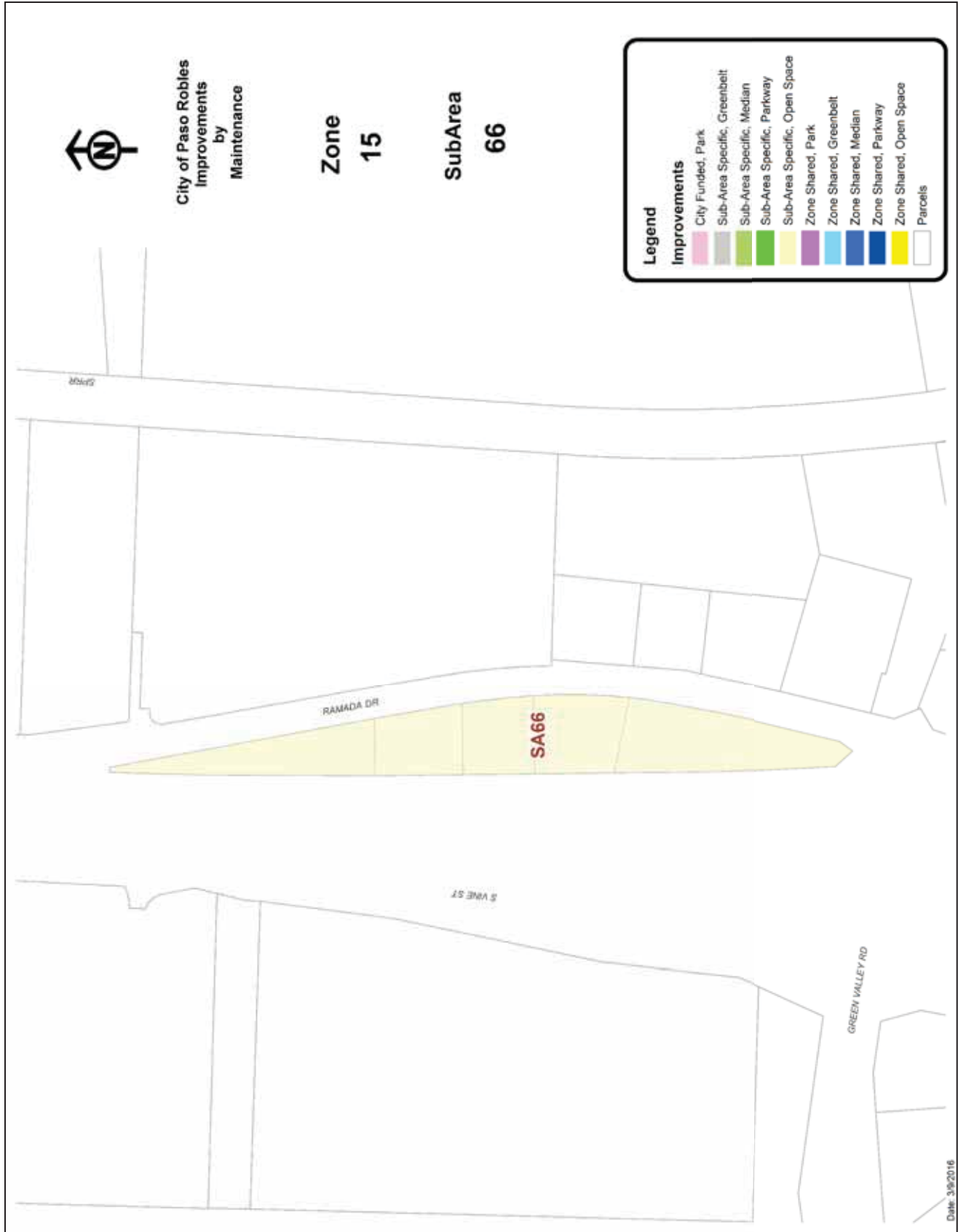


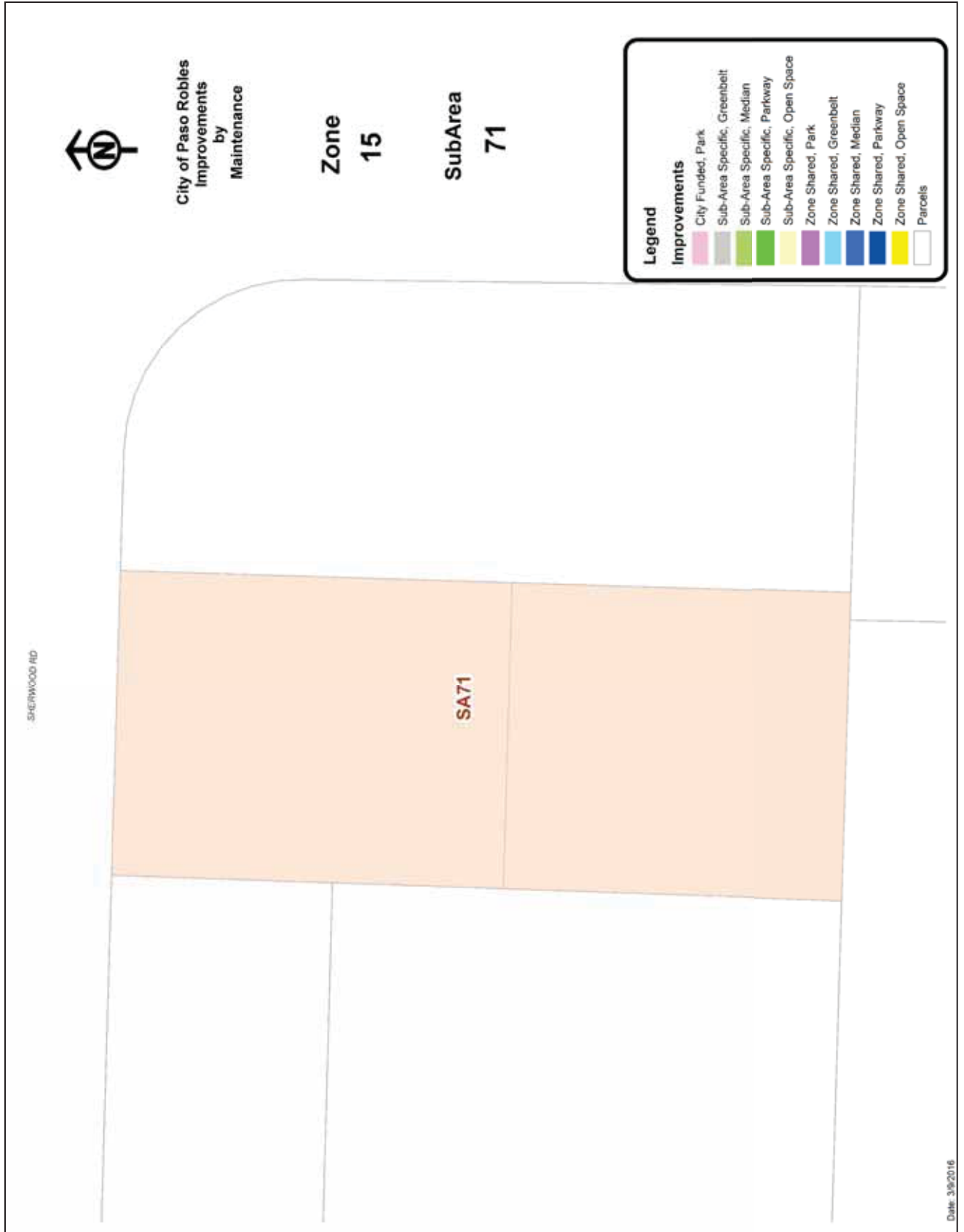
Date: 3/9/2016

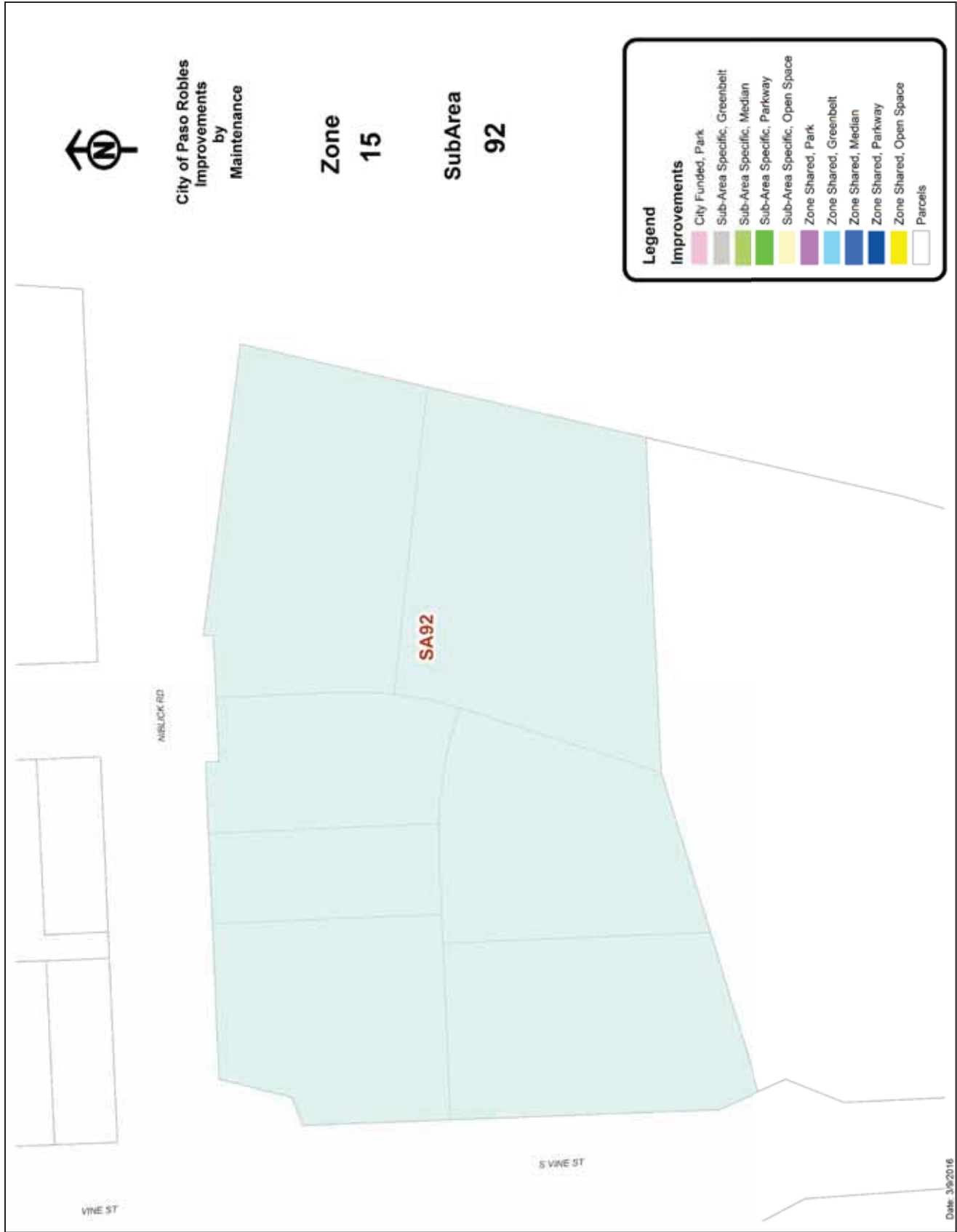


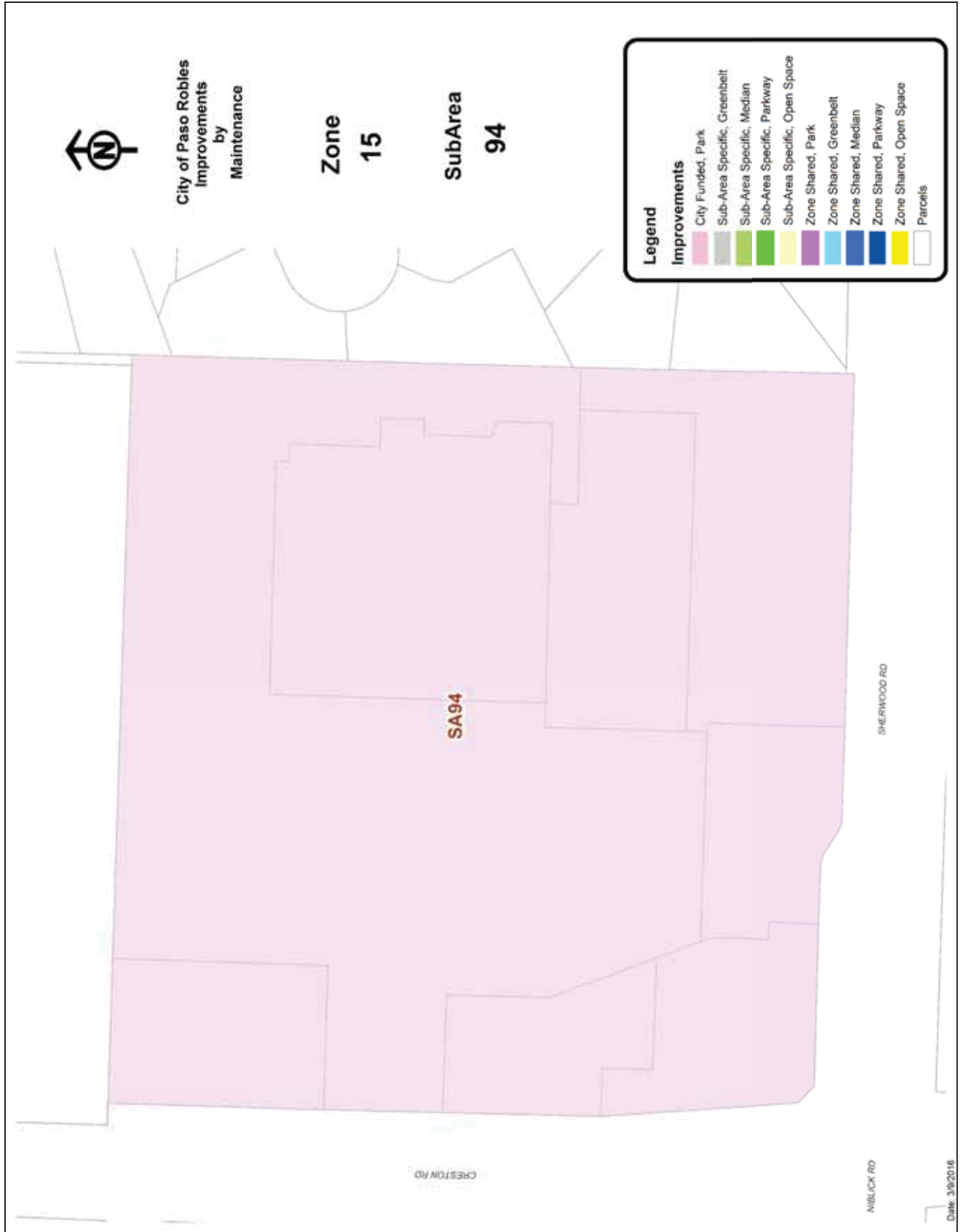


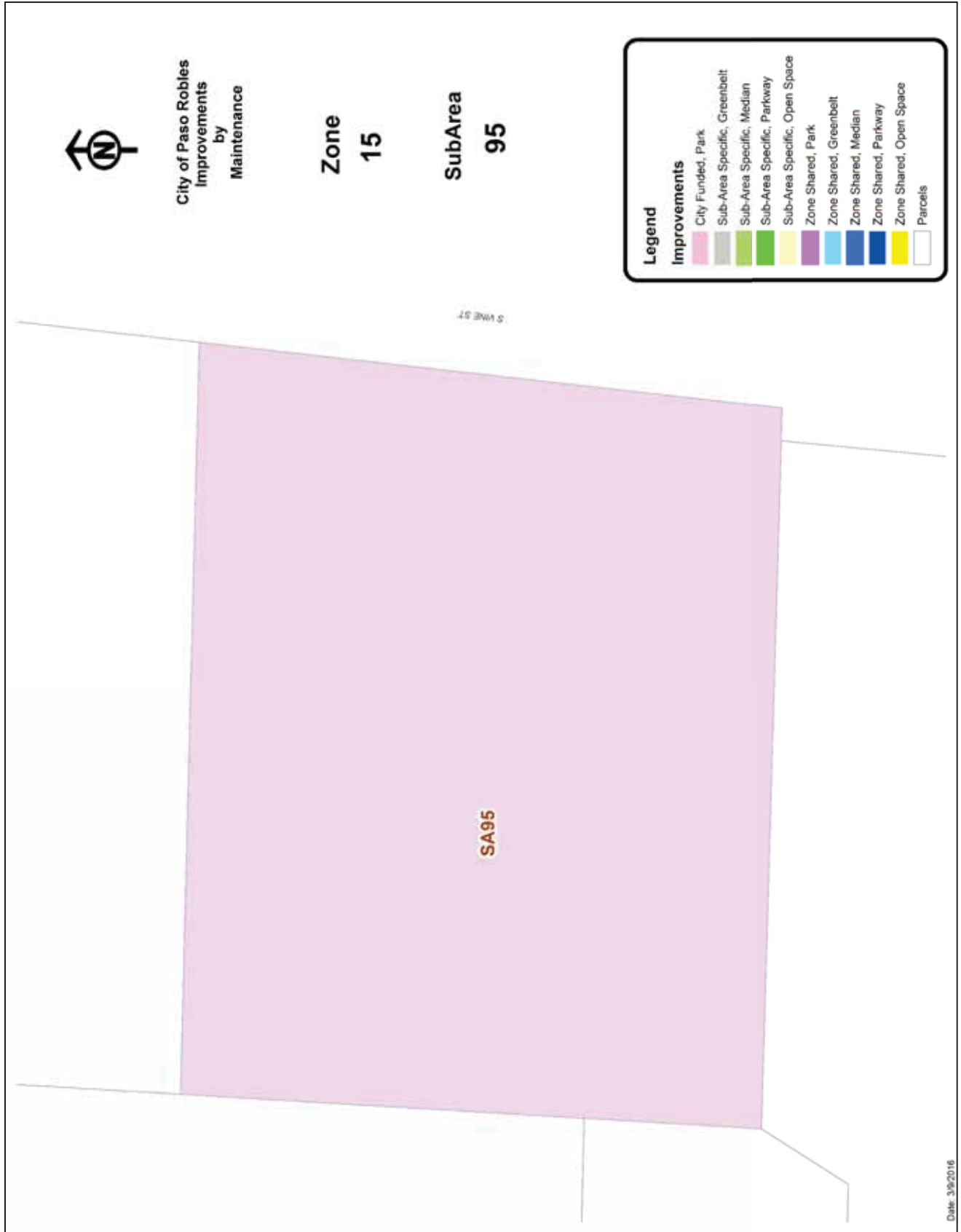




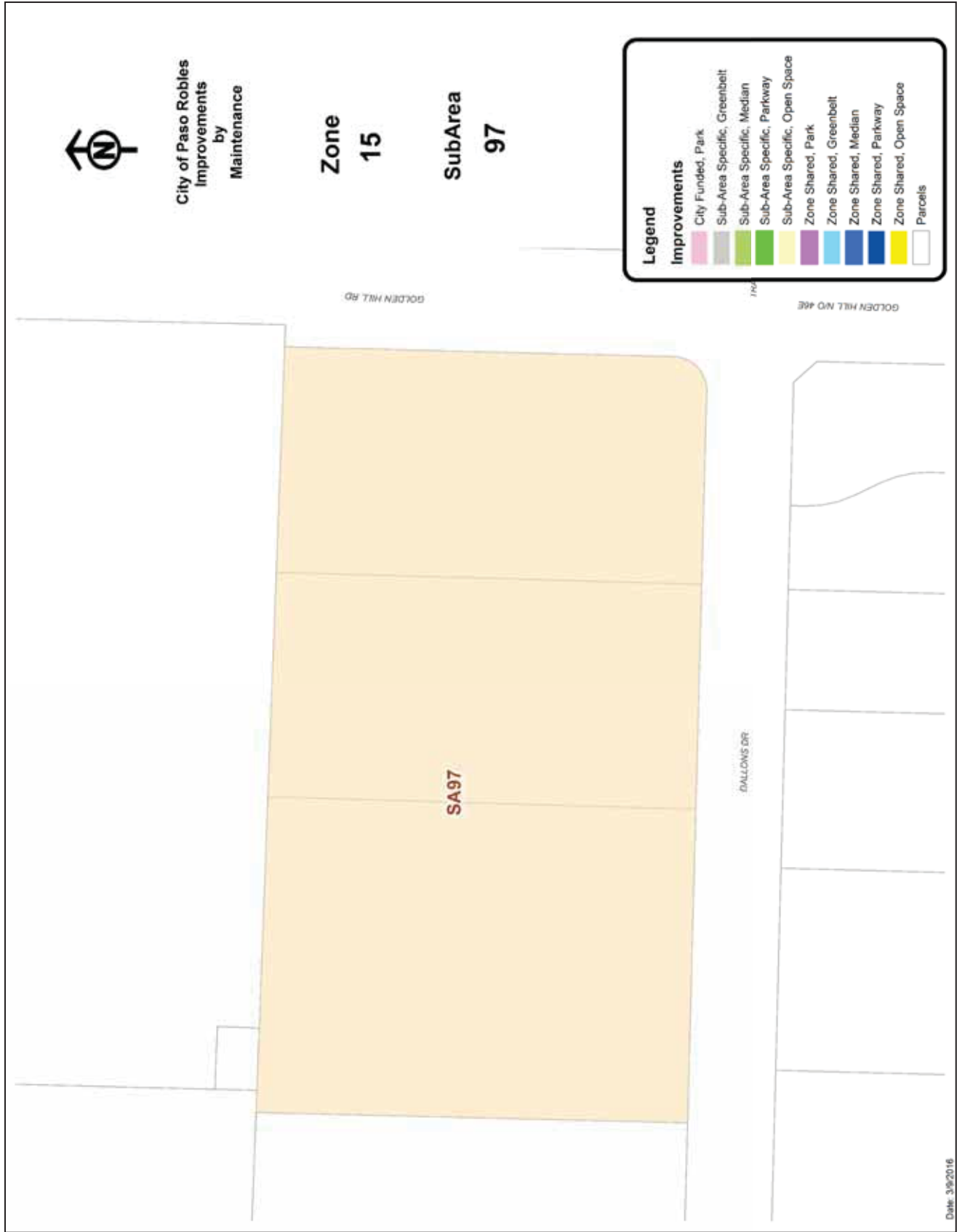


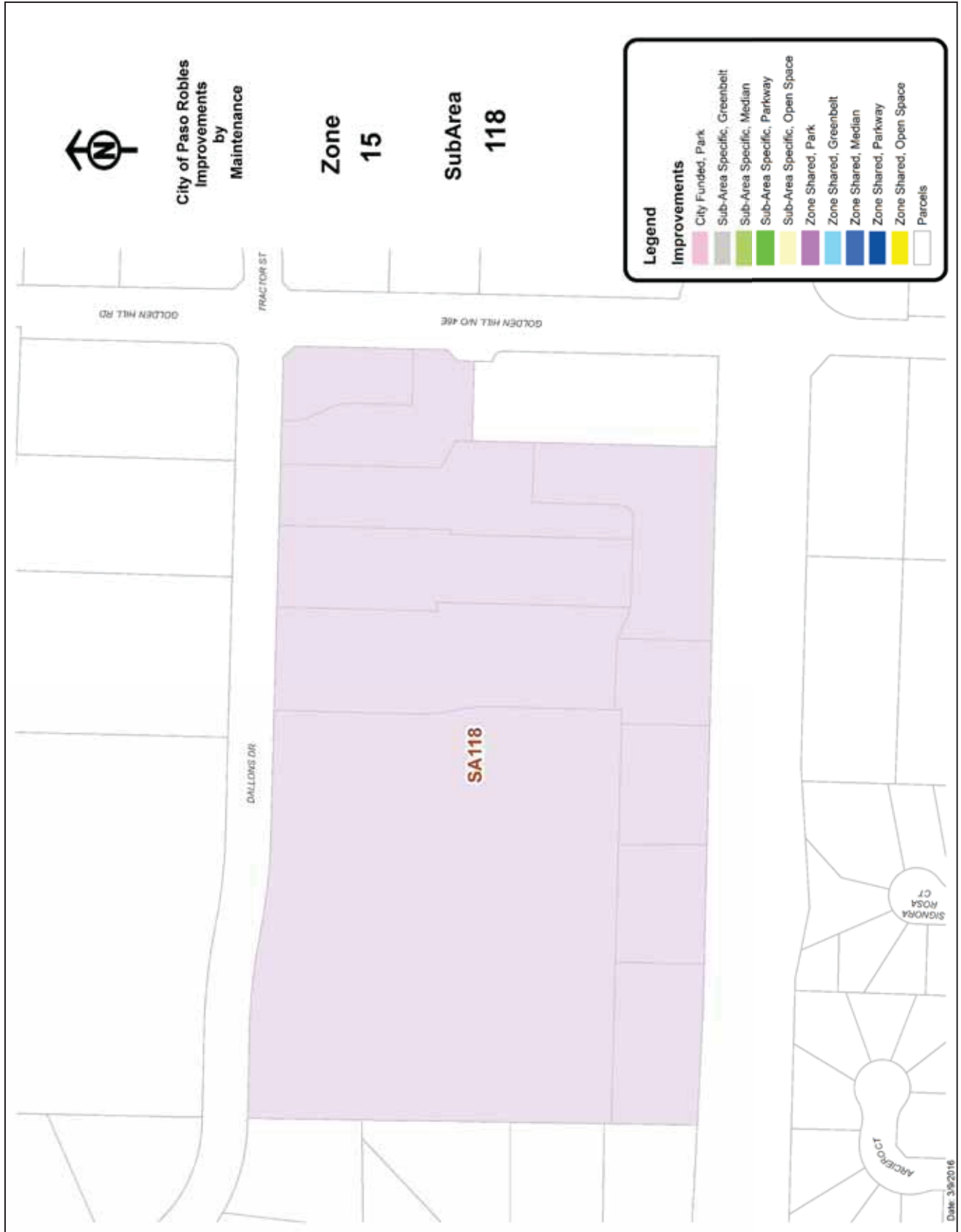




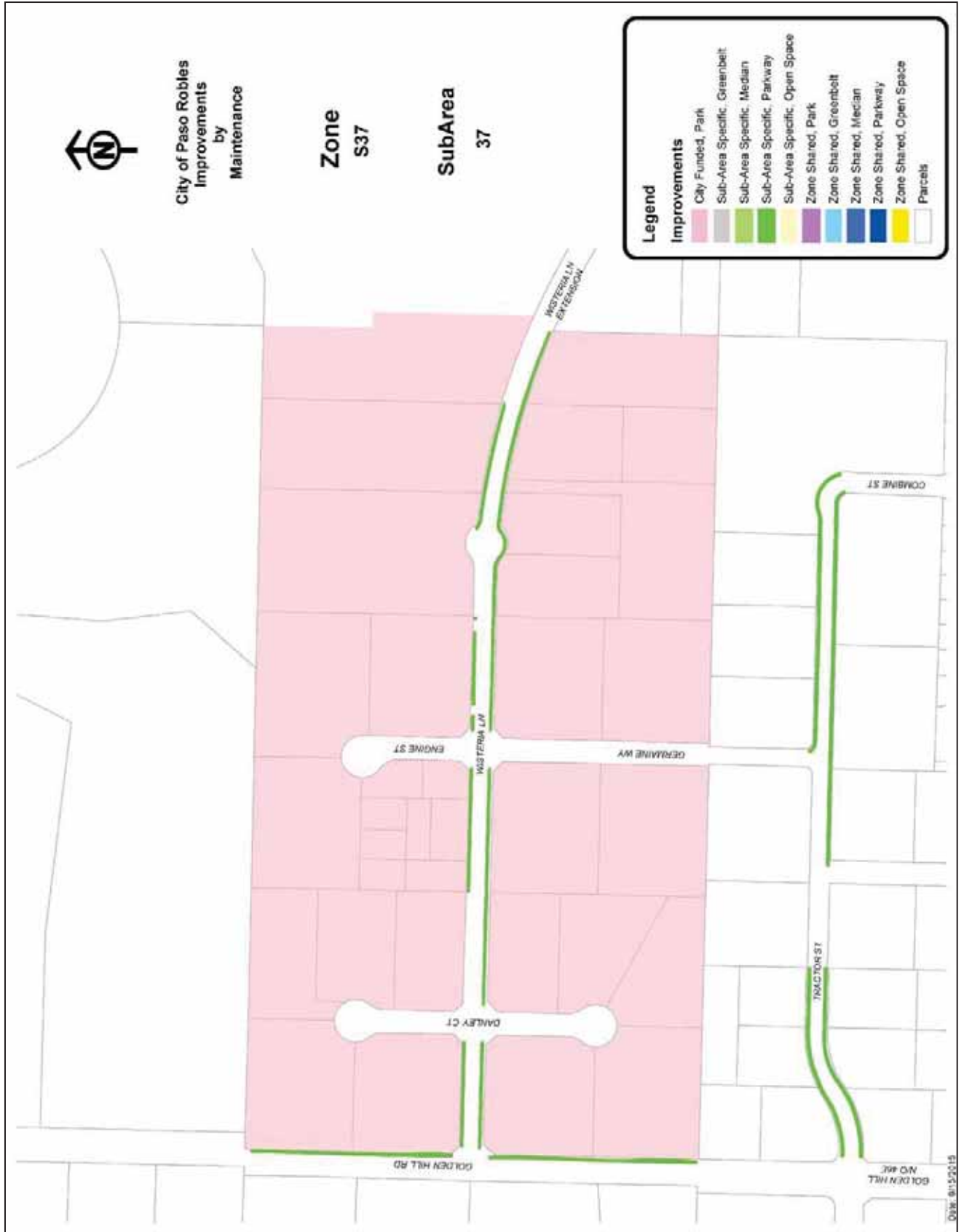


Date: 3/9/2016







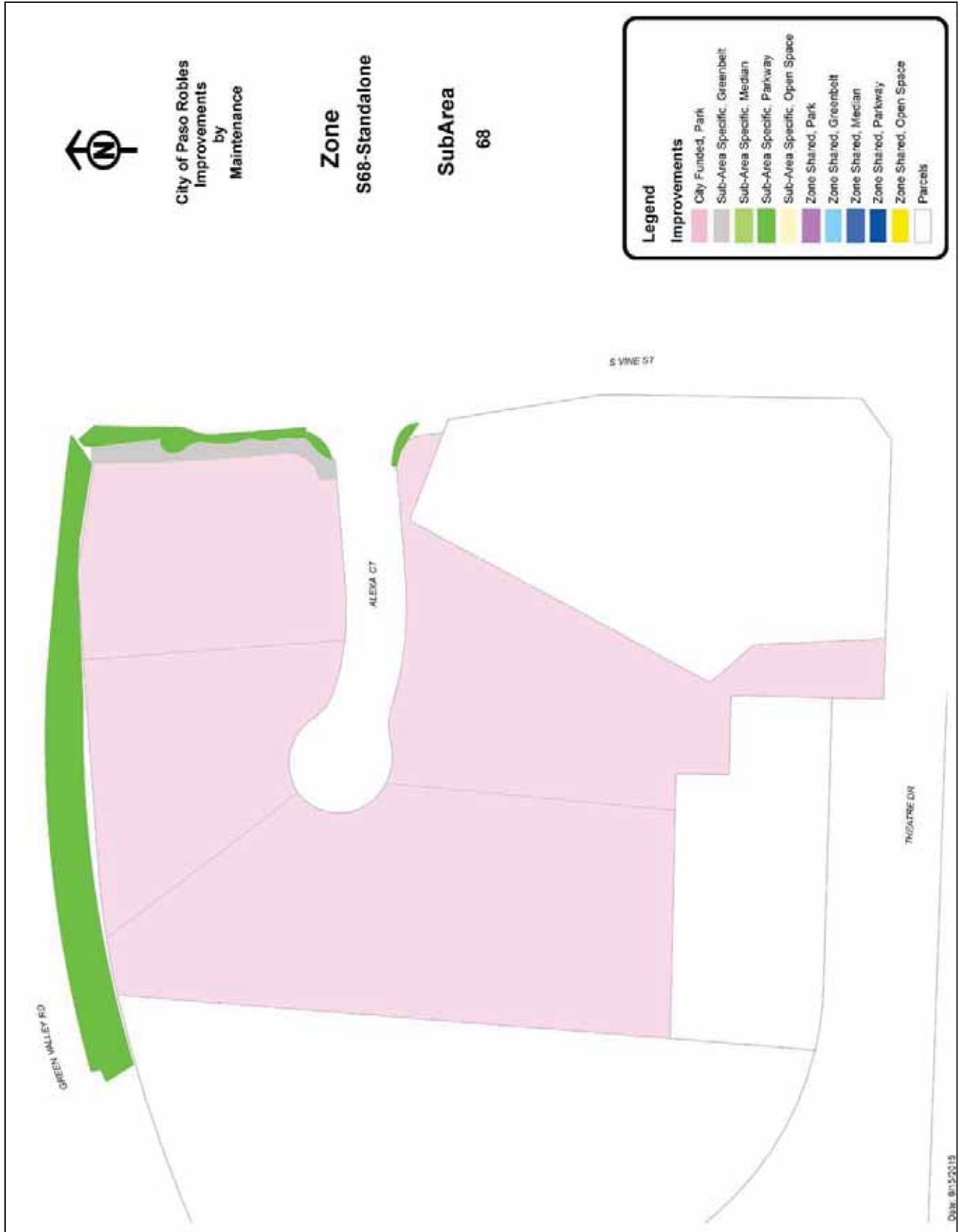


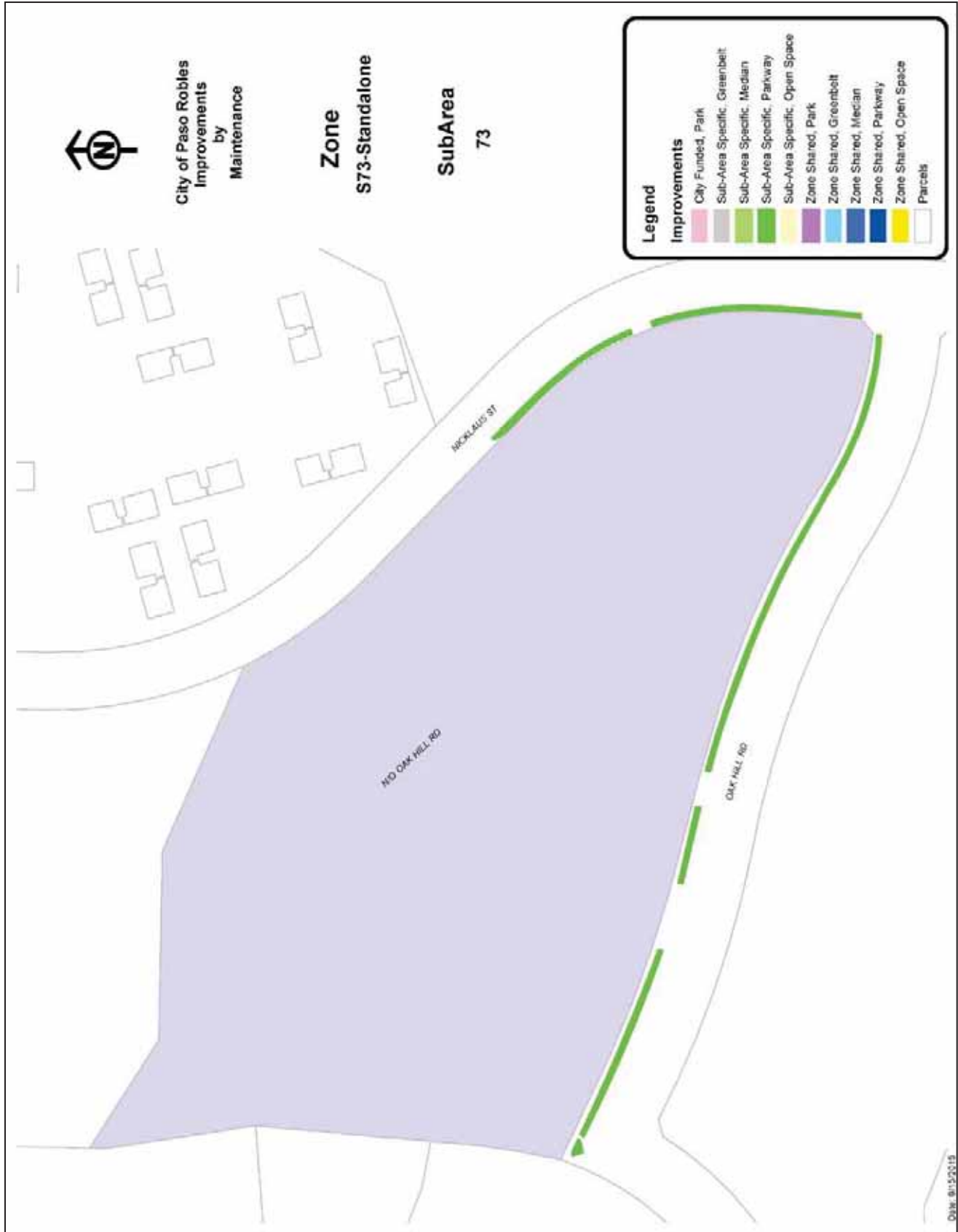




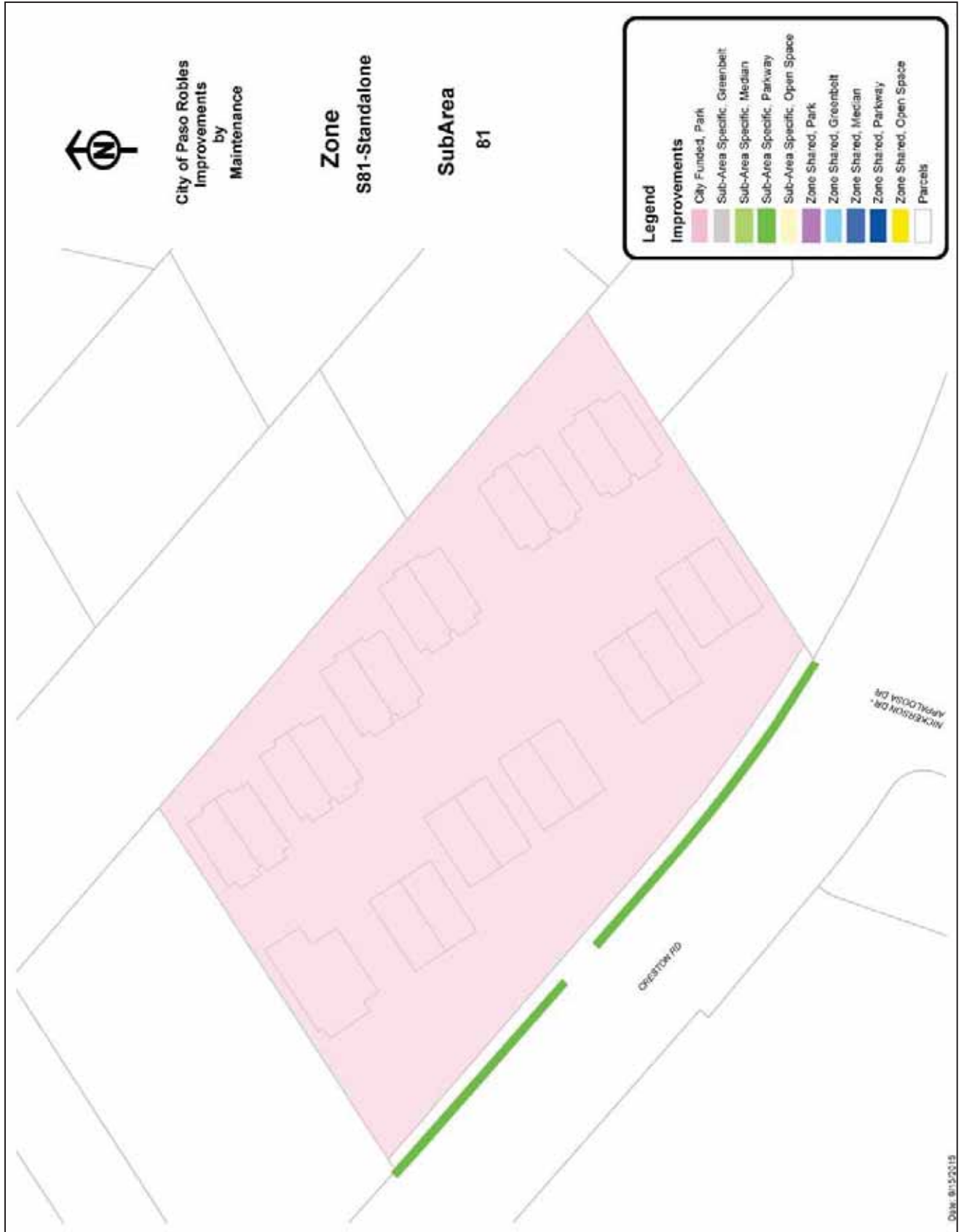


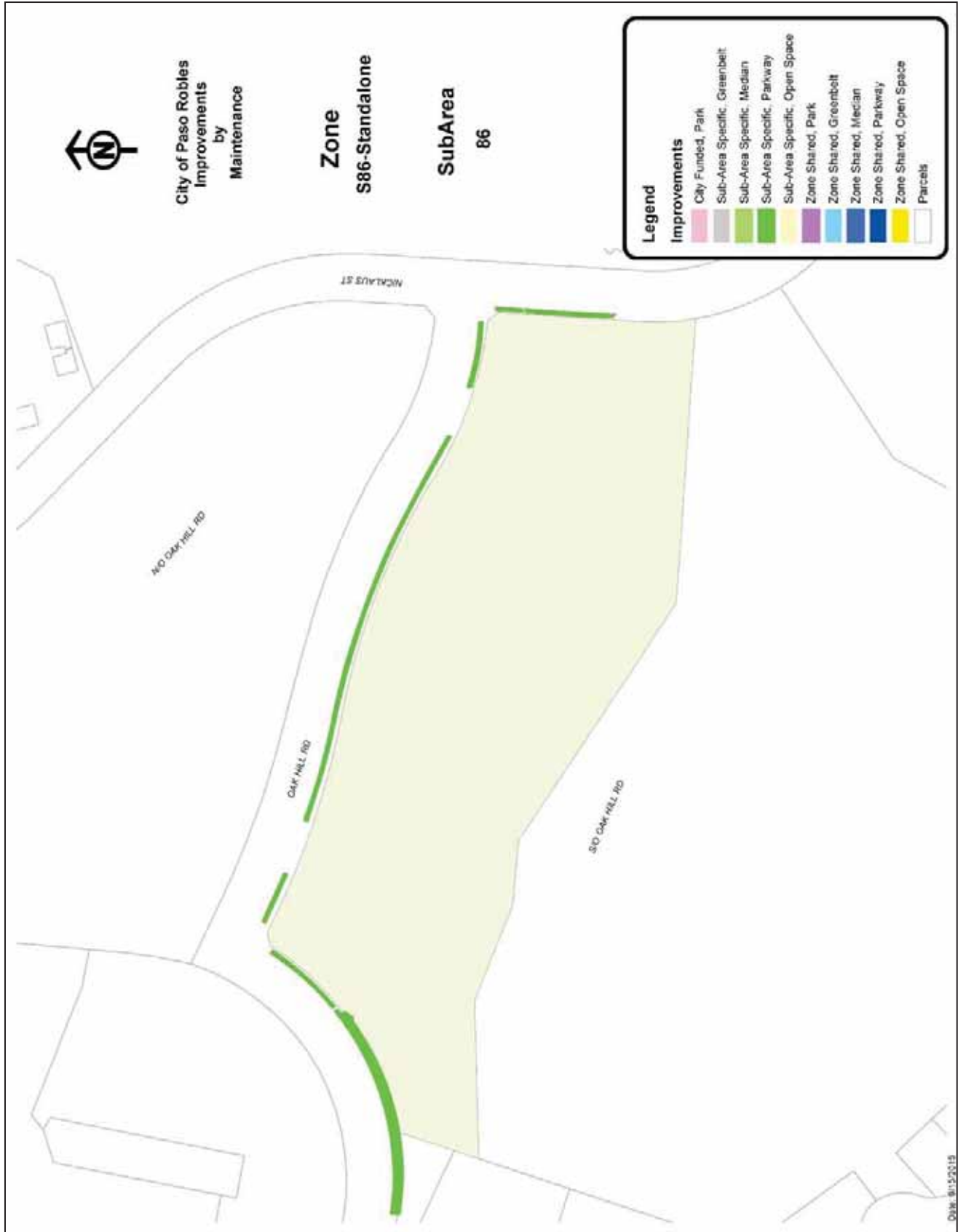


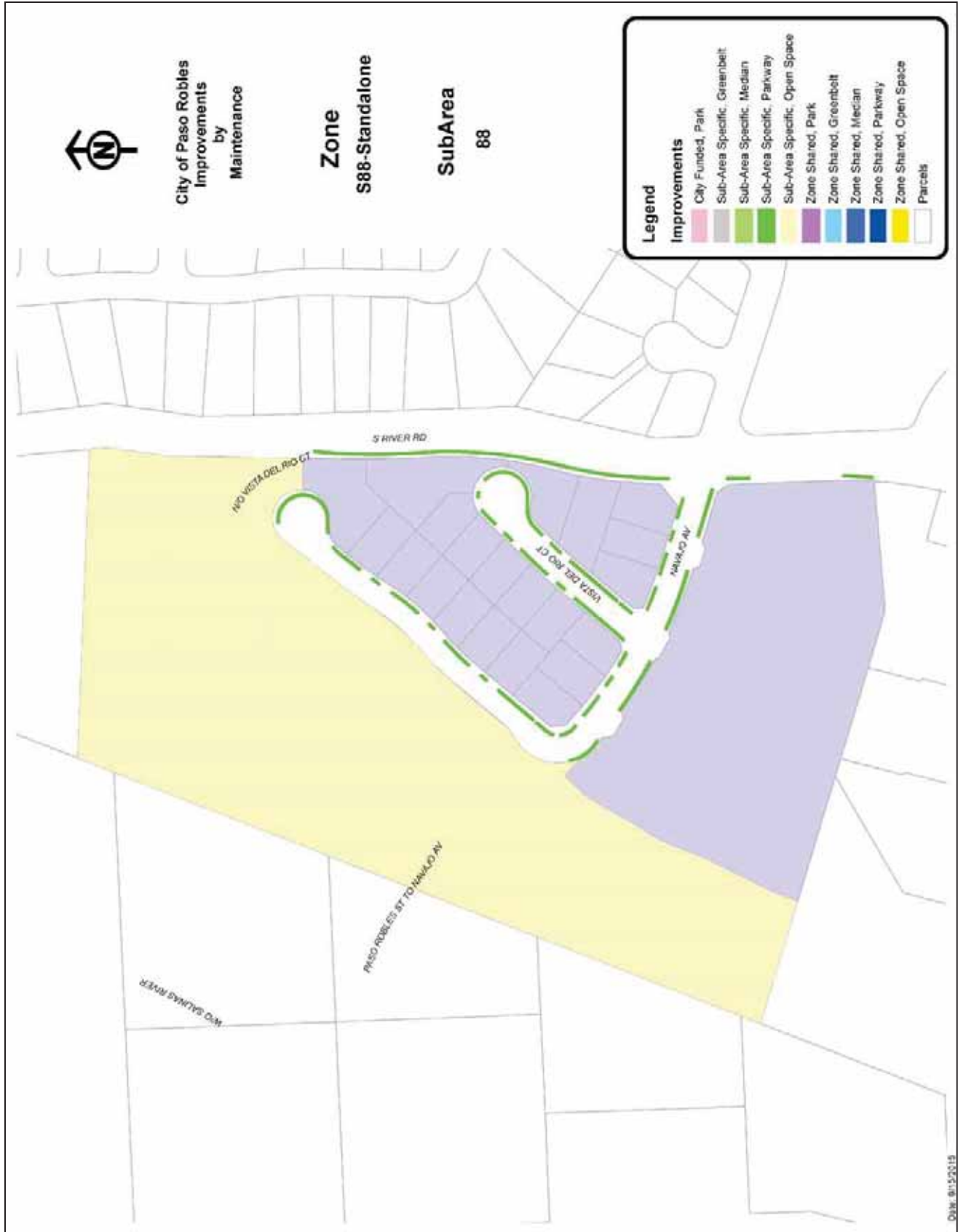


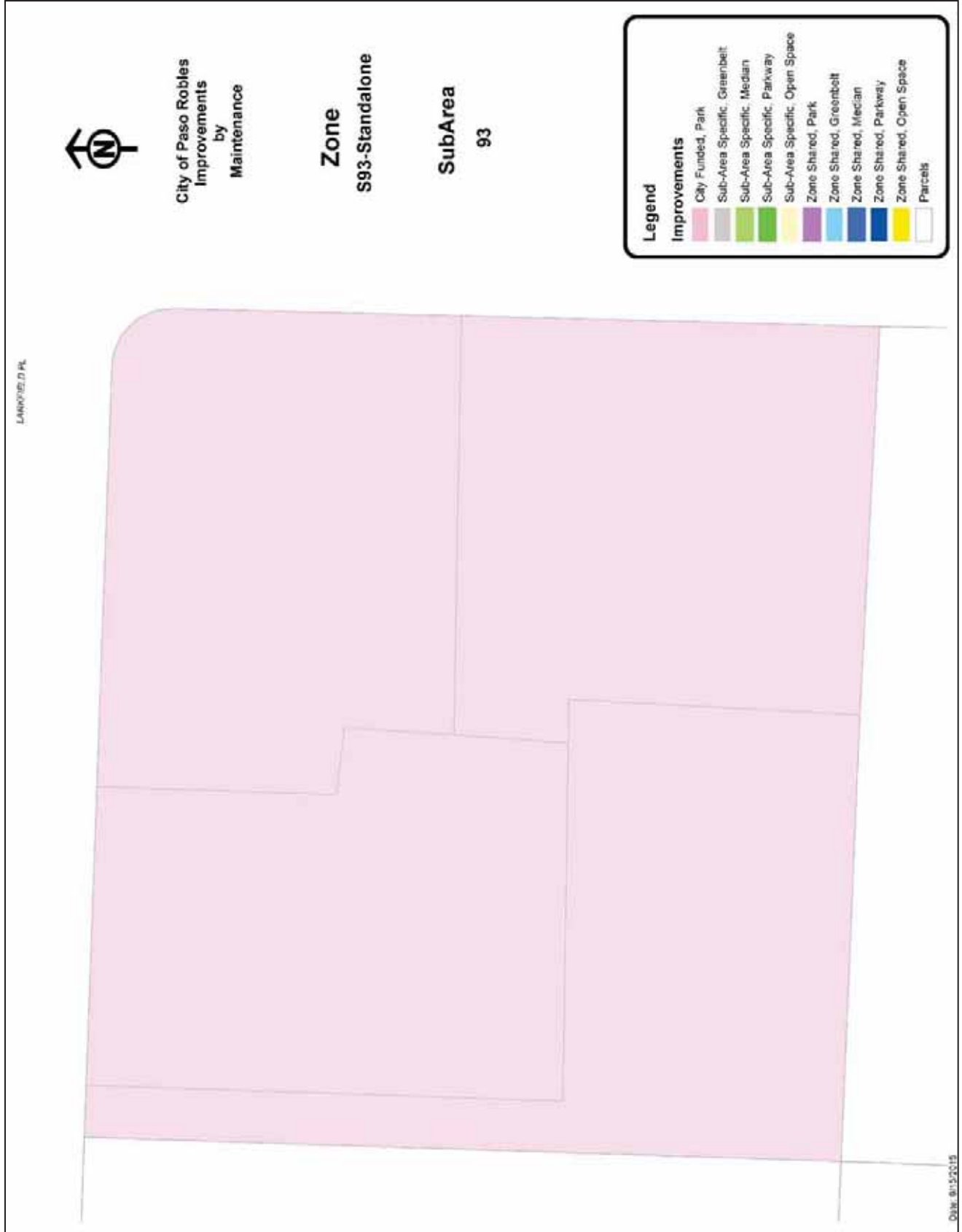


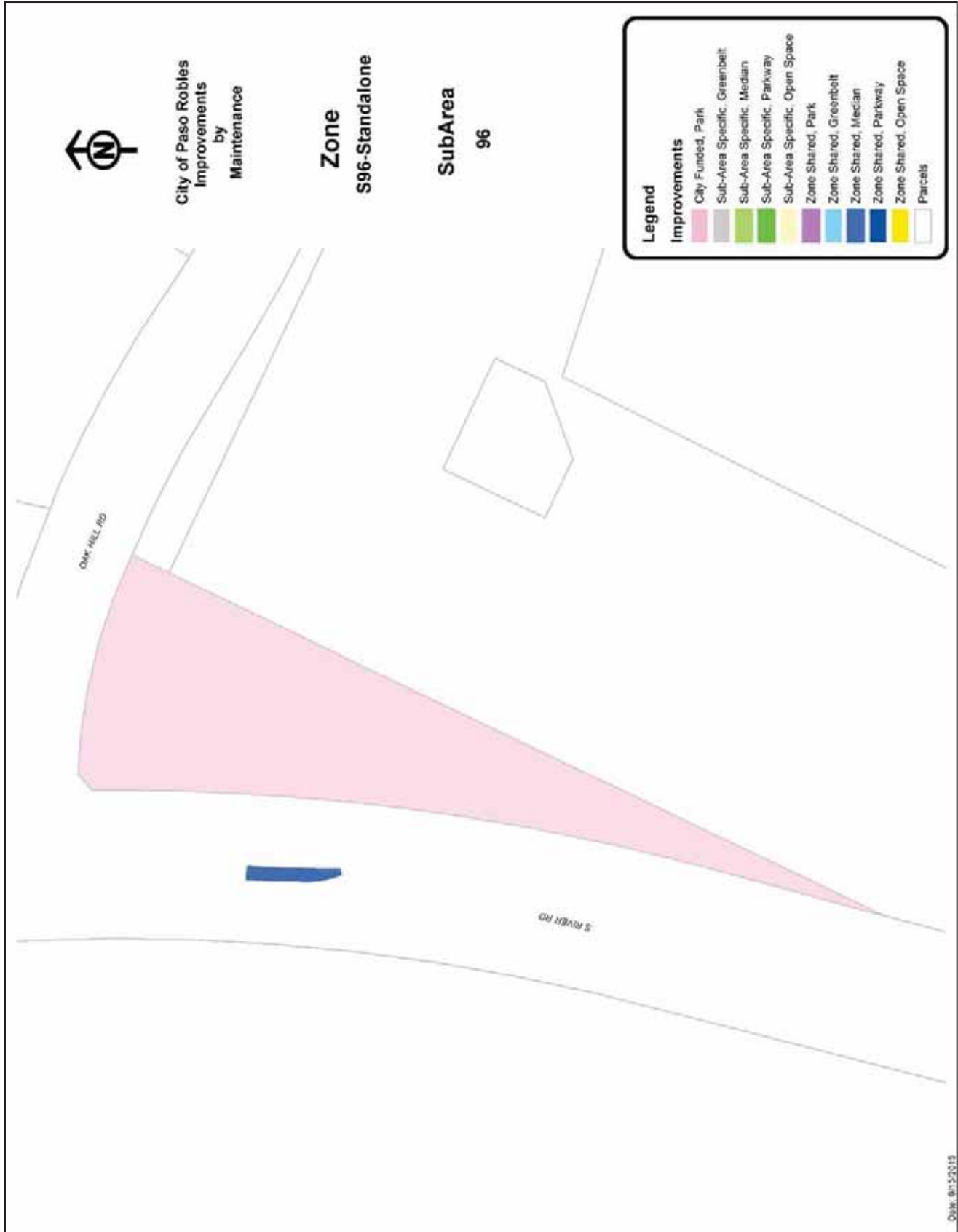


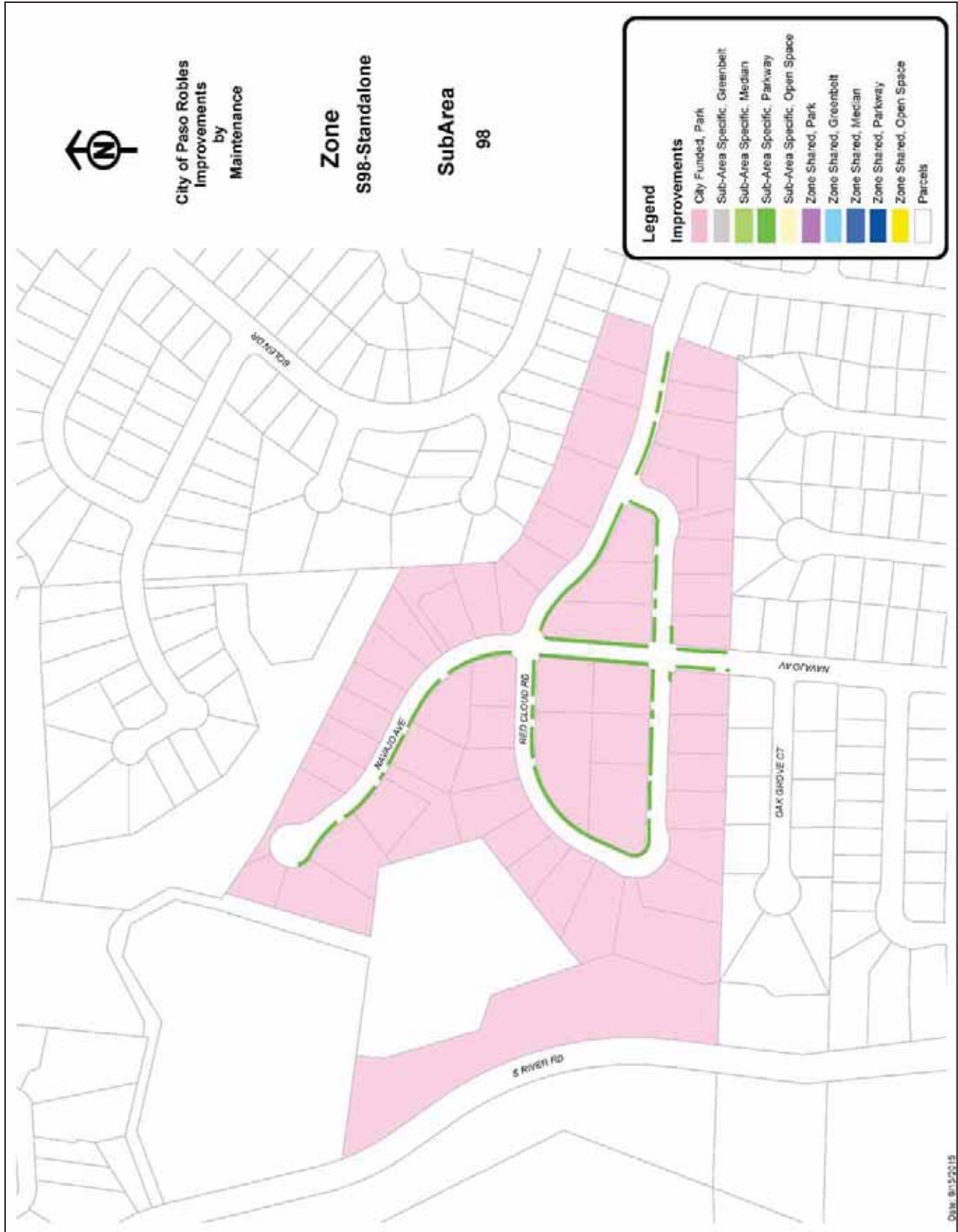


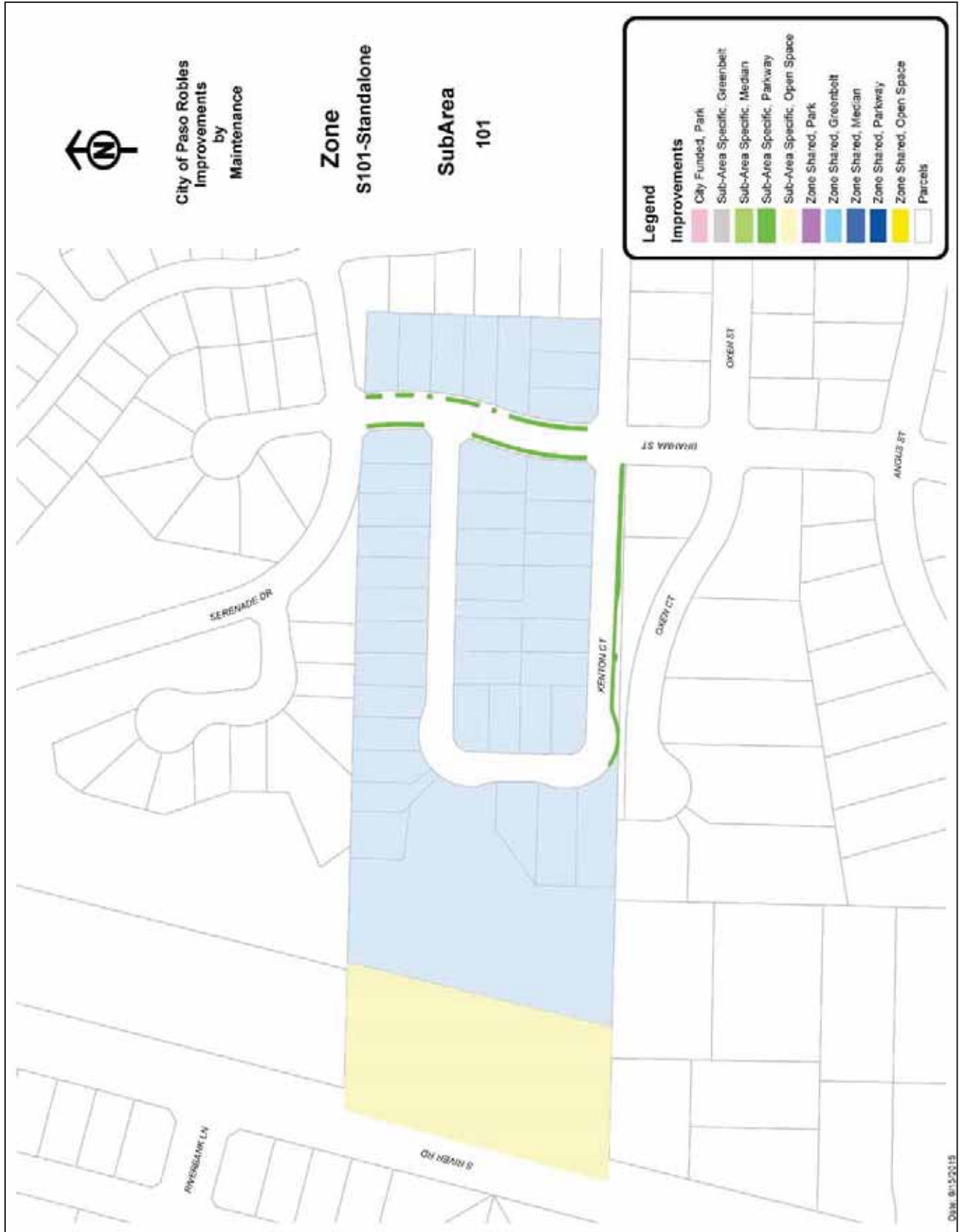


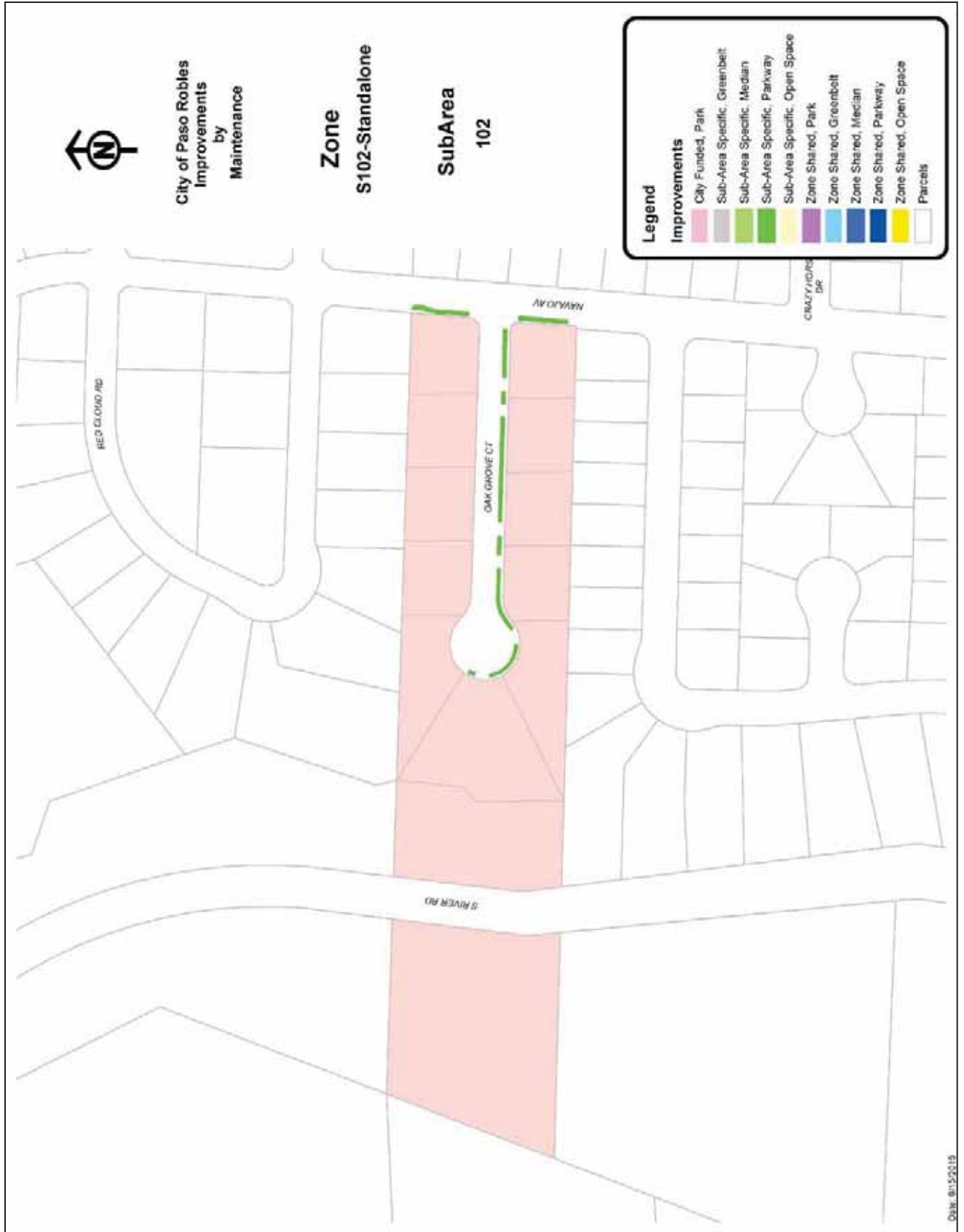






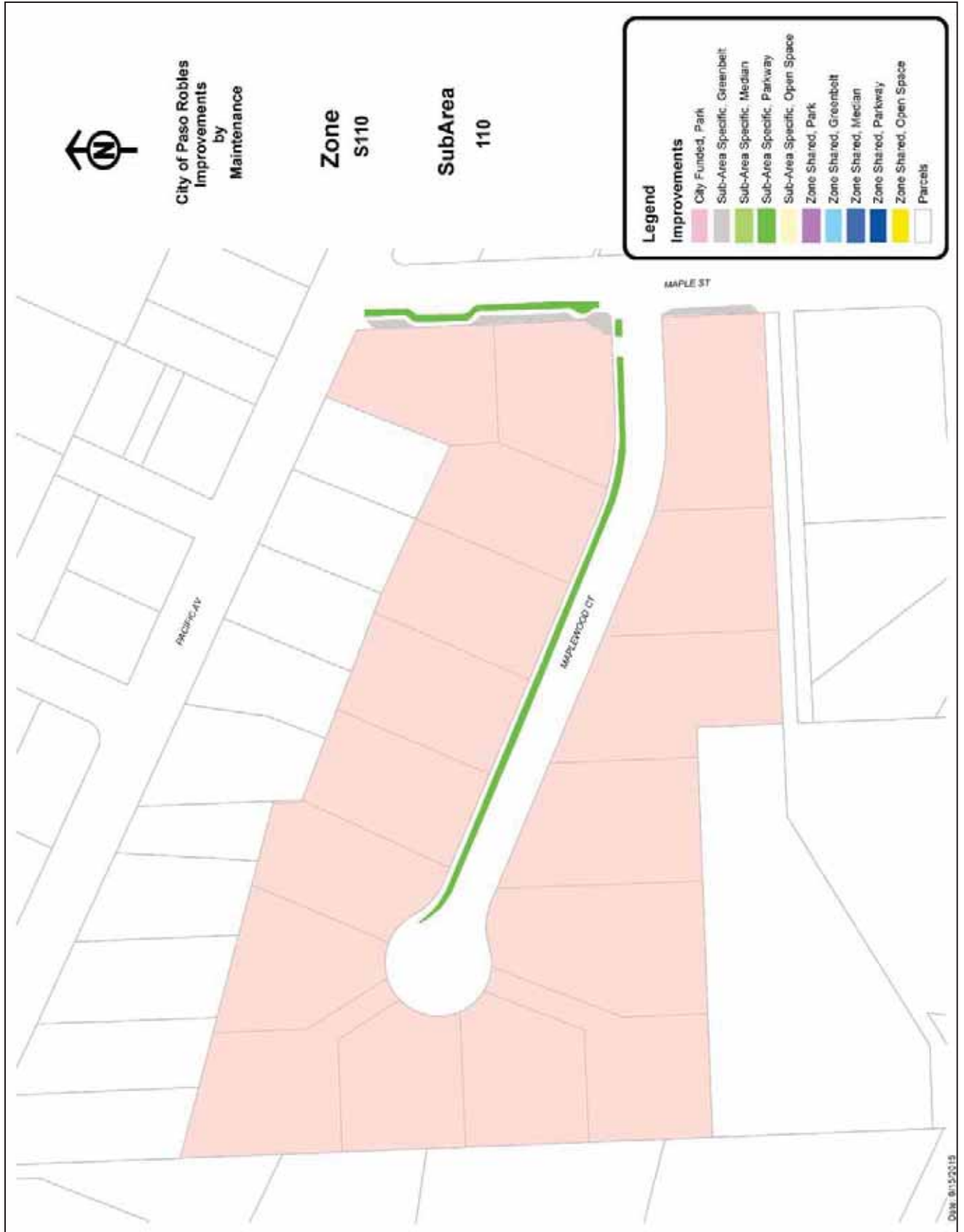
















VI. PART V – ASSESSMENT ROLL

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 2016/2017. 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.



City of Paso Robles

Drainage Maintenance District No. 2008-1

2016/2017 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 19, 2016
Public Hearing: June 7, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ASSESSMENT ENGINEER'S AFFIDAVIT

DRAINAGE MAINTENANCE DISTRICT NO. 2008-1

**City of Paso Robles
San Luis Obispo County, State of California**

This Report describes the proposed plans and specifications, method of apportionment, budgets and special benefit assessments to be levied on lots, parcels and subdivisions of land within the Paso Robles Drainage Maintenance District No. 2008-1 for fiscal year 2016/2017, as the same existed at the time of the passage of the 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 _____, 2016.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Paso Robles

By: _____

Susana Medina
Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

TABLE OF CONTENTS

<u>I.</u>	<u>INTRODUCTION</u>	1
<u>II.</u>	<u>PLANS AND SPECIFICATIONS</u>	2
	A. DESCRIPTION OF THE DISTRICT	2
	B. DESCRIPTION OF IMPROVEMENTS AND SERVICES	3
<u>III.</u>	<u>METHOD OF APPORTIONMENT</u>	6
	A. GENERAL	6
	B. BENEFIT ANALYSIS	6
	C. ASSESSMENT METHODOLOGY	7
	D. ASSESSMENT RANGE FORMULA	9
<u>IV.</u>	<u>DISTRICT BUDGETS</u>	10
<u>V.</u>	<u>DISTRICT DIAGRAMS</u>	11
<u>VI.</u>	<u>ASSESSMENT ROLL</u>	13

I. INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the “1982 Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIID* (hereafter referred to as the “California Constitution”), the City Council of the City of Paso Robles, County of San Luis Obispo, State of California (hereafter referred to as “City”), previously formed and levied and collected annual assessments for the district designated as:

Drainage Maintenance District No. 2008-1

(Hereafter referred to as “District”).

The District provides the necessary annual funding to service and maintain drainage improvements associated with the planned residential development designated as parcel map PR03-0338 — Ashwood Place (hereafter referred to as the “PR03-0338 Subdivision”). It has been determined that the improvements are required and necessary for the orderly development of the lots and parcels of land within the PR03-0338 Subdivision and that the improvements and services to be provide will enhance and protect those properties as well as ensure the ecological and environmental integrity of the drainage improvements (creek area). This Engineer’s Report (hereafter referred to as “Report”) has been prepared in connection with the improvements to be provided and the levy and collection of annual assessments related thereto, as required pursuant to *Section 54716* of the 1982 Act.

The City Council previously formed the District, and continues to levy and collect annual assessments on the County tax rolls upon properties within the District to provide an ongoing funding source for the continued operation and maintenance of the drainage improvements (creek area) that have been identified as necessary and essential requirements for the orderly development of the properties within the District, consistent with the development requirements for the PR03-0338 Subdivision and applicable portions of the City General Plan. This Report describes the District, the improvements, and the assessments levied against properties in connection with the special benefits that the properties receive from the maintenance and servicing of the improvements.

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 budgets and assessments (within the limits of the approved maximum assessments). The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current property development plans for the PR03-0338 Subdivision and specifications associated with that planned development; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor-Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of this District formation in Fiscal Year 2008/2009, the City conducted a property owner protest ballot proceeding for the levy of new assessments pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots were opened and tabulated to determine whether majority protest exists (ballots were weighted based on the calculated proportional assessment amount for each benefiting parcel). Tabulation of the ballots indicated that majority protest does not exist for the assessments and the assessment range formula presented and described herein, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments.

Each subsequent fiscal year, a Report is prepared and presented to the City Council describing any changes to the improvements, the services, the annual budget and assessments for that fiscal year, and the City Council holds a noticed public hearing regarding these matters prior to approving and ordering the levy of assessments.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

At the time of the preparation of this Report, the territory of the District is identified by the County of San Luis Obispo as assessor’s parcel number 009-750-007, which encompasses an area of approximately 2.5 acres. This parcel is currently identified by the County Assessor’s Office with one single-family residential unit on the property, but is to be subdivided to include an additional three single-family residential properties (total of four parcels) as part of the planned PR03-0338 Subdivision.

The District is situated in the southeastern portion of the City of Paso Robles and is located on the north side of Ashwood Place:

- East of Beechwood Drive;
- West of Oriole Way;
- South of Larkfield Place; and
- Generally north of Meadowlark Road.

B. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The District funds the activities necessary to maintain and service specific drainage improvements associated with the properties in the District, namely the existing creek area associated with the PR03-0338 Subdivision. The creek area within the District is one segment of the overall drainage system, which provides storm water runoff control for the properties in the area including those within this District. This creek provides and controls the flow and drainage of excess irrigation water and storm water runoff from adjacent properties acting both as a channel way and bio-filter. This drainage facility originates north of this planned development and the water flows across the territory of the District southward to adjacent properties and ultimately to a control basin east of Oriole Way. The maintenance and operation of these particular drainage improvements may include but are not limited to the materials, equipment, labor, and incidental expenses necessary to keep these improvements in satisfactory condition, ensuring the functionality of the improvements, but also the ecological and environmental integrity of the creek.

As generally defined by the Benefit Assessment Act of 1982 and applicable to this District, the City may impose a benefit assessment to finance the maintenance, servicing and operation cost of drainage and flood control improvements. In addition to imposing a benefit assessment for the annual maintenance and operation of the improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction or replacement of drainage and flood control facilities. While such activities are permitted under the 1982 Act and assessment revenues may be utilized for such activities, the budget and assessments for this District have been established to address annual maintenance and periodic repairs and services that are normally required to ensure the proper flow of storm water runoff as well as the ecological and environmental integrity of the drainage improvements. Since most major rehabilitation or reconstruction projects for such improvements would typically result from unforeseen damages or area flooding in excess of what is reasonably anticipated, the extent and cost of such projects are not easily predicted and it has been determined that it is not reasonable or appropriate to accumulate additional funds for such possibilities. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support such major rehabilitation or reconstruction projects.

The District budget and assessments identified in this Report are based on an estimate of the annual and periodic costs to service and maintain the creek area within the boundaries of the District as well as offsite areas immediately adjacent to the District that are necessary to ensure the proper flow of water and the ecological integrity of the drainage improvements within the District and determined to be of special benefit to the properties therein including but not limited to:

- Regular and periodic vegetation management within the overall drainage easement including but not limited to vegetation abatement, trimming, dethatching and vegetation replacement;
- Regular large debris removal and control within the creek to ensure proper water flow;
- Periodic desilting and/or small debris removal and control as needed to ensure proper water flow and minimize flooding;
- Vector control on an as needed basis to maintain the environmental and ecological balance within the creek easement;

The Office of Public Works, shall determine the need and scheduling of the services and activities to be performed within the creek easement that are necessary to ensure the functionality and integrity of the drainage improvements as well as available funds to provide such services.

A diagram that identifies the general location of the drainage easement (improvement area) relative to the subdivision of properties within the District is provided on the following page. A more detailed description of the improvement area easement maintained through the District is contained in the development plans for the PR03-0338 Subdivision which is on file in the Office of Public Works and by reference is made part of this Report. These plans and specifications may be amended or modified from time to time to reflect the ultimate development of properties within the District or necessary to accommodate the proper flow and integrity of the improvements. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received from those various improvements.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements as well as street lighting, streets, roads and highways. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service”.

Furthermore:

“The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized ... is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments.... The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. BENEFIT ANALYSIS

As previously noted, the drainage improvements associated with this District are an integral part of a more comprehensive drainage and ecological system in the area and as such, any unnecessary modifications or alterations to that system may negatively impact not only the property within the District but may also impact surrounding properties or the drainage system itself. While this may initially suggest that there is some measurable benefit to the surrounding properties or to the public at large from the District improvements, the cost of which could be considered a general benefit and not assessed to properties in the District, clearly any damages to other properties resulting from modifications of the existing drainage system or improper maintenance of those improvements

would ultimately be the financial liability of the property owner(s) responsible for causing such damages.

In addition, the proper maintenance of the improvements and appurtenant facilities allows individual parcels to be developed and used to their fullest extent by ensuring adequate drainage and proper control of excess water during periods of rain, which is essential to the use, preservation and protection of those properties. Conversely, the absence of adequate maintenance and servicing of these improvements would eventually have a negative impact on these particular properties as well. Clearly, providing for the proper control, maintenance and operation of the drainage improvements within this District must therefore be an integral part of the planned PR03-0338 Subdivision. Based on these findings, it is apparent that the improvements, services and activities for this District are a special benefit to only those properties within this District and ultimately the financial responsibility of those properties.

While it is clear that the drainage improvements to be provided by this District are entirely for the special benefit of the lots and parcels of land therein and ultimately the financial obligation of those properties, it has been determined by the City and supported by a court order, that the proper and adequate maintenance of the creek area (drainage improvements) shall not be relegated to the individual property owners, but shall be provided by the City utilizing assessment revenues from those properties. This is consistent with similar assessments levied annually on other properties in the area through the City's existing landscaping and lighting district.

C. ASSESSMENT METHODOLOGY

Pursuant to the provisions of the 1982 Act and Article XIID Section 4 of the California Constitution, the costs associated with the improvements and services shall be fairly distributed among the parcels based upon benefit and each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed use of that parcel as compared to other properties within the District.

Equivalent Benefit Units:

The method of apportionment established for most maintenance assessment districts utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU). This method of apportioning special benefit and costs typically sets the single-family home or home-site as the basic unit of assessment. A single-family home is generally assigned one Equivalent Benefit Unit (EBU), with other land uses being assigned a weighted EBU based on an assessment formula that equates the property's special benefits to that of the single-family home utilizing specific property characteristic comparisons. This proportional weighting may be based on several factors that may include, but are

not limited to: the location of the property relative to the improvements, the type of development (land use), development-status (developed versus undeveloped), size of the property, densities or other property related factors including any development restrictions or limitations. Generally for most districts the calculation of each parcel's proportional special benefit can be reasonably determined by applying one or more of these factors.

While the Equivalent Benefit Unit method of apportioning special benefit is most commonly used for districts that have a wide range of land use classifications (residential and non-residential use), the use of this methodology is still applicable for this District even though it is comprised of only existing or planned residential properties. Although each of the residential lots within the District will not be directly adjacent to the creek easement, the ability to develop or subdivide the existing property to two or more individual lots is contingent on providing for the drainage improvements. Therefore it has been determined that each residential lot will have similar and equal benefits from the improvements and shall be assigned one Equivalent Benefit Unit (1.00 EBU) each; and until the existing property is actually subdivided, the existing parcel shall be assigned a weighted equivalent benefit unit of 4.00 EBU (representing the four planned residential lots).

The maximum assessment rate per Equivalent Benefit Unit identified in the Budget section of this Report is based on an estimate of the annual expenses at full build out of the properties within the District according to the development plans for the PR03-0338 Subdivision (Four single-family residential properties — 4.00 EBU). However, if the development of properties within the District is modified resulting in a change in the total number of residential units, the maximum assessment rate for the District shall be modified accordingly based on the budget presented herein and the total benefit units applied to properties in the District at build-out. Such a change shall not constitute an increased assessment.

Assessment Calculations:

The total number of Equivalent Benefit Units (EBU's) for the District is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. As noted in the previous discussion the total Equivalent Benefit Units established for this District is 4.00 EBU based the development of the territory within the District (PR03-0338 Subdivision plans). An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of all parcels benefiting from the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

While the budget and method of apportionment for this District establishes a maximum assessment for each lot/parcel within this District, these assessments reflect the proportional cost of providing the improvements in today's dollars. Clearly, these costs for service will inevitably be impacted by inflation in subsequent years. To ensure adequate funding is available in the future an assessment range formula for inflation is included as part of the maximum assessment rate to be presented to the property owner(s) of record for approval. The formula, as described herein provides for annual inflationary adjustment to the maximum assessments that may be imposed each year without requiring the extensive procedure and cost of balloting for normal operational cost increases. The annual inflationary formula (assessment range formula) described herein should provide for modest increases to the assessment revenues to meet anticipated cost increases in labor and materials that result from normal inflationary factors.

Commencing in the second fiscal year (fiscal year 2009/2010), and each fiscal year thereafter, the maximum assessments and assessment rate established in the previous fiscal year shall be adjusted by the percentage change increase in the Consumer Price Index reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers (CPI).

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

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

The CPI percentage change used each year shall be based on the annual percentage change for the preceding 12 months. For example, the annual inflation factor applied for fiscal year 2016/2017 is based on the annual percentage change from 2016 to 2017 utilizing the February CPI information.

Although the Annual Inflation Adjustment will increase the maximum assessments and assessment rate allowed each year, the actual amount to be assessed shall be based on the annual budget and may be less than the maximum assessments allowed.

IV. DISTRICT BUDGETS

This section of the Report provides an estimate of the annual costs to be collected and deemed appropriate for the operation, maintenance and servicing of the improvements for the District.

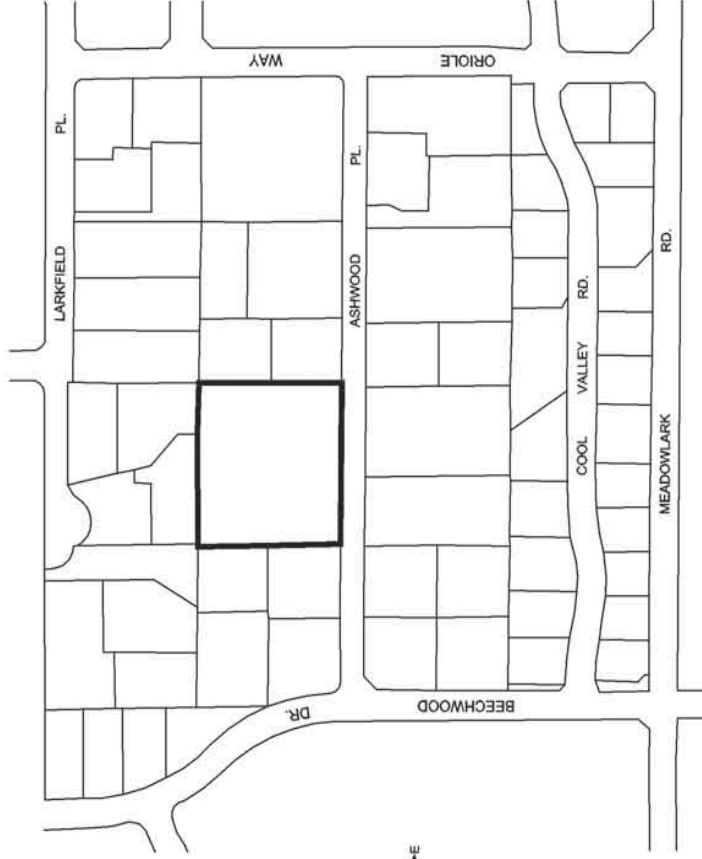
BUDGET ITEMS	Budget FY 2016/2017
DIRECT COSTS	
Annual Creek Maintenance	\$214
Collection for Periodic Maintenance	54
Sub-total Maintenance Costs	\$268
ADMINISTRATION COSTS	
Preparation of Annual Report & Resos	\$53
City Overhead	27
Total District Administration	\$80
County Administration Fee	2
Sub-total Administration Expenses	\$82
Total Direct and Admin. Costs	\$350
LEVY ADJUSTMENTS	
Reserve Fund Collection/(Contribution)	\$0
Contributions from General Fund	0
Sub-total Levy Adjustments	\$0
Balance to Levy	\$350.00
DISTRICT STATISTICS	
Total Parcels	1
Total Assessable Parcels	1
Total Equivalent Benefit Units	4.00
Proposed Levy per EBU	\$87.50
Maximum Rate per EBU	\$1,754.248

V. DISTRICT DIAGRAMS

The following District Diagram identifies the area of land within the District, as the same existed at the time this Report was prepared is based on the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram. The maximum assessments and assessment range formula as described herein were presented to the property owner(s) of record in accordance with the provisions of the California Constitution.

PROPOSED BOUNDARIES OF
DRAINAGE MAINTENANCE DISTRICT NO. 2008-1

CITY OF PASO ROBLES
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2008.

I HEREBY CERTIFY THAT THIS MAP SHOWING THE BOUNDARIES OF DRAINAGE MAINTENANCE DISTRICT NO. 2008-1 WAS PREPARED BY THE CITY ENGINEER OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PASO ROBLES AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2008, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF PASO ROBLES

LEGEND
 ——— DISTRICT BOUNDARY
 NO. OF PARCELS: 1



VI. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following is a list of the parcels and assessment amounts for each of the parcels within the District as determined by the assessment rates and method of apportionment described herein:

Assessor's Parcel Number	Land Use	EBU	Maximum Assessment	Assessment FY 2016/2017
009-750-007	Planned Residential Subdivision	4.00	\$7,016.97	\$350.00