

## GHAD BUDGET REPORT

---

**DATE: JUNE 12, 2003**  
**TO: BOARD OF DIRECTORS**  
**FROM: RICK ANGRISANI, DISTRICT MANAGER**  
**RE: FISCAL YEAR 2003-04**

---

### BACKGROUND

In April, 2000, the property owners within the District approved, by ballot, assessments to cover the routine maintenance and operations needs of the District. The ballot measure also approved increases in the annual assessment not to exceed the CPI.

As of last year's Budget Report, all of the GHAD's reserves had been expended on geotechnical and legal costs related to the lawsuit against Presley Homes. In addition, the GHAD was forced to borrow approximately \$180,000 from the City's General Fund. With the recent settlement of the lawsuit, the City's General Fund has been repaid and funds have been set aside for the repair of the Obsidian Landslide and the investigation of the slope below Kelok Way and above North Valley Park. In addition, the remaining settlement funds have been reserved by the City of the future repair of streets within the portions of GHAD affected by the ground movement.

With all that said, the GHAD is still in a poor financial condition as it is anticipated that there will only be \$3,300± remaining in its reserves at the beginning of the upcoming fiscal year. The GHAD will have to rely on advances from the City for its operating costs until the first tax payment is received in December. The lack of interest by the property owners in raising the annual assessments further means there will be some repair projects left undone in the open space and Community Park areas. Also, there will not be any funds available to assist property owners as the proposed assessments will not provide any increase to the District's reserve fund.

This budget proposes to continue funding just the routine operations of the District through assessments. The most current year to year increase allowable per the CPI is 2.2% (April 2002 to April 2003).

### FY 2003-04

Following is the recommended assessment and budget for the GHAD for FY 2003-04 (see Exhibit A for the method of assessment):

### INCOME

Assessments	\$28,636.16
Interest on Funds	<u>0.00</u>
TOTAL INCOME	<b>\$28,636.16</b>

### EXPENSES

District Operations & Maintenance	\$26,636.16
Collections	<u>2,000.00</u>
TOTAL EXPENSES	<b>\$28,636.16</b>

## EXHIBIT A

### OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT

#### METHOD OF ASSESSMENT

A geologic hazard abatement district is essentially a benefit assessment district. Therefore, the assessments must be apportioned to individual parcels according to the benefit received.

Based upon discussions with the City's consultant, Randy Leptien of Leptien, Cronin & Cooper, the various areas and types of development in Oakhurst require that the assessments be broken down by area as well as type of unit. The areas have been broken down to reflect, as much as possible, units with an equal amount of risk and benefit.

The total development has been divided into three areas for assessment:

Area 1	Lower 6000's, lower 5000's, Duets, and Townhouses
Area 2	Upper 6000's, upper 5000's, 8,000's, condominiums
Area 3	10000's

After reviewing the needs of each area and the benefits of the District to each area, we have assigned each area the following share of the District's costs (including reserves);

Area 1	25%
Area 2	50%
Area 3	25%

As will be noted, the number of units in each area is not considered a factor and the amount of assessment per unit will vary greatly from area to area. Since we have different types of housing mixed in Areas 1 and 2, we have assigned different assessment units to each type of housing as follows:

Single Family (regardless of size)	1.00
Duets	0.75
Multi-family	0.50

#### District Boundaries

As of FY 1999-00, the District was complete and consisted of 200 single family homes, 226 duets, and 169 townhouses in Area 1; 612 single family homes and 136 condos in Area 2; and 141 single family homes in Area 3.

## Summary of Assessments

AREA I 2003-04 O&M ASSESSMENT				Total =	\$7,159.56	
Subarea	# Units	Type	Factor	Ass. Units	03/04 Asses	Total
Tr. 6990	92	sfd	1.00	92.00	\$15.76	\$1,449.92
Tr. 7065	108	duets	0.75	81.00	\$11.84	\$1,278.72
Tr. 7066	117	multifamily	0.50	58.50	\$7.88	\$921.96
Tr. 7303	52	multifamily	0.50	26.00	\$7.88	\$409.76
Tr. 7311	118	duets	0.75	88.50	\$11.84	\$1,397.12
Tr. 7768	55	sfd	1.00	55.00	\$15.76	\$866.80
Tr. 7769	53	sfd	1.00	53.00	\$15.76	\$835.28
Subtotals	595			454.00		\$7,159.56
AREA II 2003-04 O&M ASSESSMENT				Total =	\$14,319.44	
Subarea	# Units	Type	Factor	Ass. Units	03/04 Asses	Total
Tr. 7256	70	sfd	1.00	70.00	\$21.06	\$1,474.20
Tr. 7257	60	sfd	1.00	60.00	\$21.06	\$1,263.60
Tr. 7260	75	sfd	1.00	75.00	\$21.06	\$1,579.50
Tr. 7261	70	sfd	1.00	70.00	\$21.06	\$1,474.20
Tr. 7262	99	sfd	1.00	99.00	\$21.06	\$2,084.94
Tr. 7263	101	sfd	1.00	101.00	\$21.06	\$2,127.06
Tr. 7264	102	sfd	1.00	102.00	\$21.06	\$2,148.12
Tr. 7766	35	sfd	1.00	35.00	\$21.06	\$737.10
Tr. 7766	60	multifamily	0.50	30.00	\$10.52	\$631.20
Tr. 7767	76	multifamily	0.50	38.00	\$10.52	\$799.52
Subtotals	748			680.00		\$14,319.44
AREA III 2003-04 O&M ASSESSMENT				Total =	\$7,157.16	
Subarea	# Units	Type	Factor	Ass. Units	03/04 Asses	Total
Tr. 7249	69	sfd	1.00	69.00	\$50.76	\$3,502.44
Tr. 7255	72	sfd	1.00	72.00	\$50.76	\$3,654.72
Subtotals	141			141.00		\$7,157.16
Grand Totals	1,484			1,275.00		\$28,636.16