

BUDGET REPORT

DATE: MAY 25, 1992
TO: BOARD OF DIRECTORS
FROM: RICK ANGRISANI, DISTRICT MANAGER
RE: FISCAL YEAR 1992-93

HISTORICAL REVIEW

This fiscal year marks the third year assessments are to be levied in the Oakhurst Geologic Hazard Abatement District.

The original District boundary included the 92 residential lots from Tract 6990 and the 109 lots from Tract 7065 (108 residential). During 1990, Subdivisions 7311 (118 duets) and 7066 (117 townhouses) were annexed to Area 1 of the District. Additionally, Subdivisions 7256 (70 SF) and 7262 (99 SF) were annexed to Area 2. While these annexations added quite a few lots to the District, the amount of work required of the District did not substantially increase since the hillside areas have not yet been annexed. There have been no new annexations due to the slow real estate market. However, the Board has agreed to annex a prorated portion of the open space areas this year. We are in the process of analyzing the costs of maintaining the various open space areas in order to determine the limits of the annexation.

The Plan of Control requires the District to be responsible for the repair of landslides and erosion that extend across or into open space and/or at least two residential lots. The Plan of Control further requires periodic inspections by the engineer and/or the geologist retained by the GHAD. These inspections include the following:

1. Visual inspection of the concrete surface drainage ditches twice a year (fall and spring) for siltation, cracks and breaks.
2. Inspection of the outlets of all subsurface drains including measurement of the flow rate of water emerging from the outlets. Inspections to be made in fall, spring and other times as necessary.
3. Measure the level of groundwater in the piezometers and the horizontal position of the slope inclinometers on a quarterly basis.
4. Inspection by a geologist of the District's lands and facilities on an annual basis in the spring. Within four weeks on this annual inspection, the geologist shall submit a written report.

The inspection and reporting requirements have been minimal to this point but will be increasing as we begin the open space annexations. To date, there have been no homeowner complaints or repairs required of the District.

Any repairs required by the coming year's inspections will be performed by the GHAD utilizing, if necessary, a \$200,000 line of credit established by Presley for the GHAD. This line of credit is to eventually be replaced by the GHAD's reserve account. In fact, most of the assessments collected for the first few years will go to build up this reserve. The present goal for the reserve is \$200,000 though this goal may be revised in the future if recommended by the District's geologists.

The reserve requirement for Area I will be met this year and the assessments will now vary from area to area. In addition, the Board decided that later annexations should repay the earlier annexations for their overpayment of the reserve funds. However, we will keep the maximum per unit assessment to \$125.00. The reserve analysis now includes a chart for tracking these per-unit obligations.

The costs for managing the District will be invoiced on a time and material basis per the Manager's employment contract. Following is the recommended assessment and budget for the GHAD for FY 1992-93 (see Exhibit A for the method of assessment and details of the reserve account):

INCOME

Assessments	\$ 37,140.06
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EXPENSES

District Management (including County charges)	\$ 10,000.00
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Inspection and Report	20,000.00
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Deposit in Reserves	<u>22,439.59</u>
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TOTAL EXPENSES	\$ 52,439.59
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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, Duets, and lower Townhouses

Area 2 Upper 6000's, lower and upper 8,000's, upper Townhouses

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
Townhouse	0.50

Each year's assessment will consist of two parts. The first will be for the actual estimated costs of the District for the coming year. The second part will be for the buildup of the reserves. Once the

reserves have reached the level the Board of Directors have designated, that portion of the assessment will cease until it is necessary to rebuild the reserves or fund repair work. Until most of the proposed property is annexed into the District, it is inappropriate to assess the areas as stated above for the routine administrative and inspection costs. Therefore, until the annexations in all the areas are substantially complete, the routine administrative and inspection costs shall be spread evenly on a per unit basis.

FY 1992-93

This year, the District consists of 92 single family homes, 226 duets, and 117 townhouses in Area 1 and 169 single family homes in Area 2.

Operations & Maintenance

The cost of running the District (management, inspections, and maintenance) is being budgeted at \$30,000. The District is expected to have approximately \$15,300 in unexpended funds (not including reserves) on June 30, 1992. This leaves a net assessment required of \$14,700 for the O&M portion of the budget.

Based upon the specified assessment units, the amount of the assessment per housing unit for O&M for FY 1992-93 is as follows:

<u>TYPE</u>	<u>ASS. UNIT</u>	<u>ASS./LOT</u>	<u>TOTAL ASS.</u>
Single Family (261)	1.00	\$30.06	\$ 7,845.66
Duets (226)	0.75	\$22.55	\$ 5,096.30
Townhouses (117)	0.50	\$15.03	<u>\$ 1,758.51</u>
TOTAL DISTRICT INCOME FOR O&M			\$14,700.47

Area I Reserves

Area I presently consists of 92 single family homes, 226 duets, and 117 townhouses. As of June 30, 1992, the reserve contributions for this area total \$43,605.96. With a goal of \$50,000, we need to collect a total of \$6,394.04 to complete this area's reserve obligation.

Based upon the specified assessment units, the amount of the assessment per housing unit for the Area I Reserves for FY 1992-93 is as follows:

<u>TYPE</u>	<u>ASS. UNIT</u>	<u>ASS./LOT</u>	<u>TOTAL ASS.</u>
Single Family (92)	1.00	\$19.98	\$ 1,838.16
Duets (226)	0.75	\$14.99	\$ 3,387.74
Townhouses (117)	0.50	\$ 9.99	<u>\$ 1,168.83</u>
TOTAL DISTRICT INCOME FOR AREA I RESERVES			\$ 6,394.73

Area II Reserves

Area II presently consists of 169 single family homes. As of June 30, 1992, the reserve contributions for this area total \$15,941.77. With a goal of \$100,000, we still need to collect a total of \$84,058.23 to complete this area's reserve obligation. However, we are limiting the maximum assessment for any unit to \$125.00.

Based upon the specified assessment units and the maximum assessment allowed, the amount of the assessment per housing unit for the Area II Reserves for FY 1992-93 is as follows:

<u>TYPE</u>	<u>ASS. UNIT</u>	<u>ASS./LOT</u>	<u>TOTAL ASS.</u>
Single Family (169)	1.00	\$94.94	<u>\$16,044.86</u>

TOTAL DISTRICT INCOME FOR AREA II RESERVES \$16,044.86

Summary of Assessments

<u>GHAD AREA</u>	<u>SUBD</u>	<u># UNITS</u>	<u>TYPE</u>	<u>O&M ASSESS</u>	<u>RESERVE ASSESS</u>	<u>TOTAL ASSESS</u>	<u>TOTAL \$</u>
I	6990	92	sfd	\$30.06	\$19.98	\$ 50.04	\$ 4,603.68
I	7065	108	duets	\$22.55	\$14.99	\$ 37.54	\$ 4,054.32
I	7311	118	duets	\$22.55	\$14.99	\$ 37.54	\$ 4,429.72
I	7066	117	townhouses	\$15.03	\$ 9.99	\$ 25.02	\$ 2,927.34
II	7256	70	sfd	\$30.06	\$94.94	\$125.00	\$ 8,750.00
II	7262	99	sfd	\$30.06	\$94.94	\$125.00	<u>\$12,375.00</u>
						TOTAL	\$37,140.06

**OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
1992/93 ASSESSMENT - \$50.04**

	118-382-015-6	118-392-016-2
SUB 6990	118-382-016-4	
	118-382-017-2	
118-381-001-7	118-382-018-0	
118-381-002-5	118-382-019-8	
118-381-003-3	118-382-020-6	
118-381-004-1	118-382-021-4	
118-381-005-8	118-382-022-2	
118-381-006-6	118-391-001-5	
118-381-007-4	118-391-002-3	
118-381-008-2	118-391-003-1	
118-381-009-0	118-391-004-9	
118-381-010-8	118-391-005-6	
118-381-011-6	118-391-006-4	
118-381-012-4	118-391-007-2	
118-381-017-3	118-391-008-0	
118-381-018-1	118-391-009-8	
118-381-019-9	118-391-010-6	
118-381-020-7	118-391-011-4	
118-381-021-5	118-391-012-2	
118-381-022-3	118-391-013-0	
118-381-023-1	118-391-014-8	
118-381-024-9	118-391-015-5	
118-381-025-6	118-391-016-3	
118-381-026-4	118-391-017-1	
118-381-027-2	118-391-018-9	
118-381-028-0	118-391-019-7	
118-381-029-8	118-391-020-5	
118-381-030-6	118-391-021-3	
118-381-036-3	118-391-022-1	
118-381-037-1	118-391-023-9	
118-381-038-9	118-391-024-7	
118-381-039-7	118-392-001-4	
118-382-001-6	118-392-002-2	
118-382-002-4	118-392-003-0	
118-382-003-2	118-392-004-8	
118-382-004-0	118-392-005-5	
118-382-005-7	118-392-006-3	
118-382-006-5	118-392-007-1	
118-382-007-3	118-392-008-9	
118-382-008-1	118-392-009-7	
118-382-009-9	118-392-010-5	
118-382-010-7	118-392-011-3	
118-382-011-5	118-392-012-1	
118-382-012-3	118-392-013-9	
118-382-013-1	118-392-014-7	
118-382-014-9	118-392-015-4	

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
1992/93 ASSESSMENT - \$37.54

SUB 7065	118-402-004-6	118-402-051-7
	118-402-005-3	118-402-052-5
118-401-001-3	118-402-006-1	118-402-053-3
118-401-002-1	118-402-007-9	118-402-054-1
118-401-003-9	118-402-008-7	118-402-055-8
118-401-004-7	118-402-009-5	118-402-056-6
118-401-005-4	118-402-010-3	118-402-057-4
118-401-006-2	118-402-011-1	118-402-058-2
118-401-007-0	118-402-012-9	118-402-059-0
118-401-008-8	118-402-013-7	118-402-060-8
118-401-009-6	118-402-014-5	118-402-061-6
118-401-010-4	118-402-015-2	118-402-062-4
118-401-011-2	118-402-016-0	118-402-063-2
118-401-012-0	118-402-017-8	118-402-064-0
118-401-013-8	118-402-018-6	118-402-065-7
118-401-014-6	118-402-019-4	118-402-066-5
118-401-015-3	118-402-020-2	
118-401-016-1	118-402-021-0	
118-401-017-9	118-402-022-8	
118-401-018-7	118-402-023-6	
118-401-019-5	118-402-024-4	
118-401-020-3	118-402-025-1	
118-401-021-1	118-402-026-9	
118-401-022-9	118-402-027-7	
118-401-023-7	118-402-028-5	
118-401-024-5	118-402-029-3	
118-401-025-2	118-402-030-1	
118-401-026-0	118-402-031-9	
118-401-027-8	118-402-032-7	
118-401-028-6	118-402-033-5	
118-401-029-4	118-402-034-3	
118-401-030-2	118-402-035-0	
118-401-031-0	118-402-036-8	
118-401-032-8	118-402-037-6	
118-401-033-6	118-402-038-4	
118-401-034-4	118-402-039-2	
118-401-035-1	118-402-040-0	
118-401-036-9	118-402-041-8	
118-401-037-7	118-402-042-6	
118-401-038-5	118-402-043-4	
118-401-039-3	118-402-044-2	
118-401-040-1	118-402-045-9	
118-401-041-9	118-402-046-7	
118-401-042-7	118-402-047-5	
118-402-001-2	118-402-048-3	
118-402-002-0	118-402-049-1	
118-402-003-8	118-402-050-9	

**OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
1992/93 ASSESSMENT - \$37.54**

SUB 7311	118-460-046-1	118-460-093-8
	118-460-047-4	118-460-094-6
118-460-001-1	118-460-048-2	118-460-095-3
118-460-002-9	118-460-049-0	118-460-096-1
118-460-003-7	118-460-050-8	118-460-097-9
118-460-004-3	118-460-051-6	118-460-098-7
118-460-005-2	118-460-052-4	118-460-099-5
118-460-006-0	118-460-053-7	118-460-100-0
118-460-007-8	118-460-054-0	118-460-101-9
118-460-008-6	118-460-055-7	118-460-102-7
118-460-009-4	118-460-056-5	118-460-103-5
118-460-010-2	118-460-057-3	118-460-104-3
118-460-011-0	118-460-058-1	118-460-105-0
118-460-012-8	118-460-059-9	118-460-106-8
118-460-013-6	118-460-060-7	118-460-107-6
118-460-014-4	118-460-061-5	118-460-108-4
118-460-015-1	118-460-062-3	118-460-109-2
118-460-016-9	118-460-063-1	118-460-110-0
118-460-017-7	118-460-064-9	118-460-111-8
118-460-018-5	118-460-065-6	118-460-112-6
118-460-019-3	118-460-066-4	118-460-113-4
118-460-020-1	118-460-067-2	118-460-114-2
118-460-021-9	118-460-068-0	118-460-115-9
118-460-022-7	118-460-069-8	118-460-116-7
118-460-023-5	118-460-070-6	118-460-117-5
118-460-024-3	118-460-071-4	118-460-118-3
118-460-025-0	118-460-072-2	
118-460-026-8	118-460-073-0	
118-460-027-6	118-460-074-8	
118-460-028-4	118-460-075-5	
118-460-029-2	118-460-076-3	
118-460-030-0	118-460-077-1	
118-460-031-8	118-460-078-9	
118-460-032-6	118-460-079-7	
118-460-033-4	118-460-080-5	
118-460-034-2	118-460-081-3	
118-460-035-9	118-460-082-1	
118-460-036-7	118-460-083-9	
118-460-037-5	118-460-084-7	
118-460-038-3	118-460-085-4	
118-460-039-1	118-460-086-2	
118-460-040-9	118-460-087-0	
118-460-041-7	118-460-088-8	
118-460-042-5	118-460-089-6	
118-460-043-3	118-460-090-4	
118-460-044-1	118-460-091-2	
118-460-045-8	118-460-092-0	

**OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
1992/93 ASSESSMENT - \$25.02**

SUB 7066	118-410-046-7	118-410-093-9
	118-410-047-5	118-410-094-7
118-410-001-2	118-410-048-3	118-410-095-4
118-410-002-0	118-410-049-1	118-410-096-2
118-410-003-8	118-410-050-9	118-410-097-0
118-410-004-6	118-410-051-7	118-410-099-6
118-410-005-3	118-410-052-5	118-410-100-2
118-410-006-1	118-410-053-3	118-410-101-0
118-410-007-9	118-410-054-1	118-410-102-8
118-410-008-7	118-410-055-8	118-410-103-6
118-410-009-5	118-410-056-6	118-410-104-4
118-410-010-3	118-410-057-4	118-410-105-1
118-410-011-1	118-410-058-2	118-410-106-9
118-410-012-9	118-410-059-0	118-410-107-7
118-410-013-7	118-410-060-8	118-410-108-5
118-410-014-5	118-410-061-6	118-410-109-3
118-410-015-2	118-410-062-4	118-410-110-1
118-410-016-0	118-410-063-2	118-410-111-9
118-410-017-8	118-410-064-0	118-410-112-7
118-410-018-6	118-410-065-7	118-410-113-5
118-410-019-4	118-410-066-5	118-410-114-3
118-410-020-2	118-410-067-3	118-410-115-0
118-410-021-0	118-410-068-1	118-410-116-8
118-410-022-8	118-410-069-9	118-410-117-6
118-410-023-6	118-410-070-7	
118-410-024-4	118-410-071-5	
118-410-025-1	118-410-072-3	
118-410-026-9	118-410-073-1	
118-410-027-7	118-410-074-9	
118-410-028-5	118-410-075-6	
118-410-029-3	118-410-076-4	
118-410-030-1	118-410-077-2	
118-410-031-9	118-410-078-0	
118-410-032-7	118-410-079-8	
118-410-033-5	118-410-080-6	
118-410-034-3	118-410-081-4	
118-410-035-0	118-410-082-2	
118-410-036-8	118-410-083-0	
118-410-037-6	118-410-084-8	
118-410-038-4	118-410-085-5	
118-410-039-2	118-410-086-3	
118-410-040-0	118-410-087-1	
118-410-041-8	118-410-088-9	
118-410-042-6	118-410-089-7	
118-410-043-4	118-410-090-5	
118-410-044-2	118-410-091-3	
118-410-045-9	118-410-092-1	

**OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
1992/93 ASSESSMENT - \$125.00**

SUB 7256	118-431-002-5	118-452-009-4	118-441-018-9
	118-431-003-3	118-452-010-2	118-441-019-7
118-421-001-9	118-431-004-1	118-452-011-0	118-441-020-5
118-421-002-7	118-431-005-8	118-452-012-8	118-441-021-3
118-421-003-5	118-432-001-6	118-452-013-6	118-441-022-1
118-422-001-8	118-432-002-4	118-452-014-4	118-441-023-9
118-422-002-6	118-432-003-2	118-452-015-1	118-441-024-7
118-422-003-4	118-432-004-0	118-452-016-9	118-441-025-4
118-422-004-2	118-432-005-7	118-452-017-7	118-441-026-2
118-422-005-9	118-432-006-5	118-452-018-5	118-442-001-4
118-422-006-7	118-432-007-3	118-452-019-3	118-442-002-2
118-422-007-5	118-432-008-1	118-452-020-1	118-442-003-0
118-423-001-7	118-432-009-9	118-452-021-9	118-442-004-8
118-423-002-5	118-432-010-7	118-452-022-7	118-442-005-5
118-423-003-3	118-432-011-5	118-452-023-5	118-442-006-3
118-423-004-1	118-432-012-3	118-452-024-3	118-442-007-1
118-423-005-8	118-432-013-1	118-452-025-0	118-442-008-9
118-423-006-6	118-432-014-9	118-452-026-8	118-442-009-7
118-423-007-4	118-432-015-6	118-452-027-6	118-442-010-5
118-423-008-2	118-432-016-4	118-452-028-4	118-442-011-3
118-423-009-0	118-432-017-2	118-452-029-2	118-442-012-1
118-423-010-0	118-432-018-0	118-452-030-0	118-442-013-9
118-423-011-6	118-433-001-5	118-452-031-8	118-442-014-7
118-423-012-4	118-433-002-2	118-452-032-6	118-442-015-4
118-423-013-2	118-433-003-1	118-452-033-4	118-442-016-2
118-423-014-0		118-452-034-2	118-442-017-0
118-423-015-7	SUB 7262	118-452-035-9	118-443-001-3
118-424-001-6		118-452-036-7	118-443-002-1
118-424-002-4	118-451-001-2	118-452-037-5	118-443-003-9
118-424-003-2	118-451-002-0	118-452-038-3	118-443-004-7
118-424-004-0	118-451-003-8	118-441-001-5	118-443-005-4
118-424-005-7	118-451-004-6	118-441-002-3	118-443-006-2
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118-424-007-3	118-451-006-1	118-441-004-9	
118-424-008-0	118-451-007-9	118-441-005-6	
118-424-009-9	118-451-008-7	118-441-006-4	
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118-424-015-6	118-452-003-7	118-441-012-2	
118-424-016-4	118-452-004-5	118-441-013-0	
118-424-017-2	118-452-005-2	118-441-014-6	
118-424-018-0	118-452-006-0	118-441-015-5	
118-424-019-8	118-452-007-8	118-441-016-3	
118-431-001-7	118-452-008-6	118-441-017-1	