

**BUDGET REPORT**

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**DATE: APRIL 28, 1993**  
**TO: BOARD OF DIRECTORS**  
**FROM: RICK ANGRISANI, DISTRICT MANAGER**  
**RE: FISCAL YEAR 1993-94**

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HISTORICAL REVIEW

This fiscal year marks the fourth 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.

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. The expected annexations did not occur in FY 1992-93,

however, we did reach an agreement with Presley that requires us to accept and annex the open space parcels as soon as possible while requiring Presley to pay for its share of the operations and maintenance costs as if all its lots were developed. This eliminates the problem of maintaining just portions of the site and having the potential of some important work falling between the cracks. To date, there have been no homeowner complaints or repairs required of the District.

## RESERVES

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 has been met and the assessments in this area will now vary from tract to tract. 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.

### 1993-94

The operations and maintenance costs for FY 1992-93 were once again minimal since we did not have responsibility for any open space. This year we will be taking on most of the ultimate responsibilities (e.g., hiring geologist, inspecting inclinometers, etc.) of the District though the fiscal impact will be mitigated by Presley's contribution. The costs for managing the District will be again 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 1993-94 (see Exhibit A for the method of assessment and details of the reserve account):

## INCOME

Assessments	<b>\$ 53,561.00</b>
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## EXPENSES

District Management (including County charges)	\$ 10,000.00
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Inspection and Report	45,000.00
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Deposit in Reserves	<u>21,125.00</u>
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TOTAL EXPENSES	<b>\$ 76,125.00</b>
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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 1993-94

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. In addition, the operations and maintenance budget is to be spread over Presley's future lots consisting of 558 single family homes, 114 duets, and 119 townhouses.

### Operations & Maintenance

The cost of running the District (management, inspections, and maintenance) is being budgeted at \$55,000.00 of which \$22,564.00 is the responsibility of the existing homeowners and \$32,436.00 is to be paid by Presley. The District is expected to have approximately \$31,400 in unexpended funds (not including reserves) on June 30, 1993. These unexpended funds were paid by the existing homeowners and will only be credited against their contribution. Since the unexpended funds exceed those required for O&M, there will be no assessment against the existing property owners for O&M. In addition, there will be \$10,000 remaining to be credited against next year's O&M assessment.

Based upon the specified assessment units, the amount of the assessment per housing unit for O&M for FY 1993-94 is as follows:

<u>TYPE</u>	<u>ASS. UNIT</u>	<u>ASS./LOT</u>	<u>TOTAL ASS.</u>
Single Family (261)	1.00	\$0.00	\$ 0.00
Presley SF (558)	1.00	\$46.14	\$25,746.12
Duets (226)	0.75	\$0.00	\$ 0.00
Presley Duets (114)	0.75	\$34.61	\$ 3,944.97
Townhouses (117)	0.50	\$0.00	\$ 0.00
Presley TH (119)	0.50	\$23.07	<u>\$ 2,745.33</u>
TOTAL DISTRICT INCOME FOR O&M			\$32,436.00
(rounded)			

### Area I Reserves

Area I has reached its goal of \$50,000 and no new assessments will be required until more lots in this area are annexed and begin to pay back the overpayment made by the original homebuyers.

### Area II Reserves

Area II presently consists of 169 single family homes. As of June 30, 1993, the reserve contributions for this area total \$31,986.63. With a goal of \$100,000, we still need to collect a total of \$68,013.37 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 1993-94 is as follows:

<u>TYPE</u>	<u>ASS. UNIT</u>	<u>ASS./LOT</u>	<u>TOTAL ASS.</u>
Single Family (169)	1.00	\$125.00	<u>\$21,125.00</u>
TOTAL DISTRICT INCOME FOR AREA II RESERVES			\$21,125.00

Summary of Assessments

<u>GHAD AREA</u>	<u>SUBD</u>	<u># UNITS</u>	<u>TYPE</u>	<u>O&amp;M ASSESS</u>	<u>RESERVE ASSESS</u>	<u>TOTAL ASSESS</u>	<u>TOTAL \$</u>
I	6990	92	sfd	0	0	0	0
I	7065	108	duets	0	0	0	0
I	7311	118	duets	0	0	0	0
I	7066	117	townhouses	0	0	0	0
II	7256	70	sfd	0	\$125.00	\$125.00	\$ 8,750.00
II	7262	99	sfd	0	\$125.00	\$125.00	\$12,375.00
NA	Presley	558	sfd	\$46.14	0	\$46.14	\$25,746.12
NA	Presley	114	duets	\$34.61	0	\$34.61	\$3,944.97
NA	Presley	119	townhouses	\$23.07	0	\$23.07	\$2,745.33
						TOTAL	\$53,561.00

TOTAL PRESLEY ASSESSMENT                      \$32,436.00



**OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT  
1993/94 ASSESSMENT - \$0.00**

	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 - \$0.00**

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 - \$0.00**

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 - \$0.00**

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
118-424-006-5	118-451-005-3	118-441-003-1	118-443-007-0
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	
118-424-010-7	118-451-009-5	118-441-007-2	
118-424-011-5	118-451-010-3	118-441-008-0	
118-424-012-3	118-451-011-1	118-441-009-8	
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118-424-014-9	118-452-002-9	118-441-011-4	
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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	