

REVISED BUDGET REPORT

DATE: FEBRUARY 10, 2000
TO: BOARD OF DIRECTORS
FROM: RICK ANGRISANI, DISTRICT MANAGER
RE: FISCAL YEAR 1999-00

BACKGROUND

As the Board is aware, this has been a difficult year for the GHAD.

We had originally proposed a budget (dated 2/26/99 and attached hereto) that included funding to underwrite approximately \$1,600,000 in bonds which were to be used to make landslide repairs throughout the District. Due to the proposed increase in the annual assessments, we were required to hold a Proposition 218 ballot election. Due to problems with some of the ballots and the disproportional number of ballots held by the developer, we held two elections and the proposed assessments were defeated.

This left the District without any income for the current fiscal year. In order to allow the District to perform its routine maintenance duties (e.g., inspections, cleaning and repair of v-ditches, etc.), we are now proposing to set assessments at a much lower level to cover just these costs.

Since we have a new subdivision within the District (Tr. 7261, Falcon Ridge 2) and some of the other assessments will be increasing, we will still need to call for a ballot election. We are proposing that the ballot be for an annual assessment for the amount shown in Exhibit A with annual increases not exceeding the annual increase in the Bay Area Consumer Price Index. Also, since we are past the time for inclusion in the property tax bills, we will have to invoice the property owners for the assessments and have included that cost in the assessments.

FY 1999-00

Following is the recommended assessment and budget for the GHAD for FY 1999-00 (see Exhibit A for the method of assessment):

INCOME

Assessments	\$25,000.00
Interest on Funds	<u>5,000.00</u>
TOTAL INCOME	\$30,000.00

EXPENSES

District Operations & Maintenance	\$28,000.00
Collections	<u>2,000.00</u>
TOTAL EXPENSES	\$30,000.00

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

FY 1999-00

This year, the District is complete and consists 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 1999-00 O&M ASSESSMENT				Total =	\$6,250.00	
Subarea	# Units	Type	Factor	Ass. Units	99/00 Asses	Total
Tr. 6990	92	sfd	1.00	92.00	\$13.77	\$1,266.84
Tr. 7065	108	duets	0.75	81.00	\$10.32	\$1,114.56
Tr. 7066	117	multifamily	0.50	58.50	\$6.88	\$804.96
Tr. 7303	52	multifamily	0.50	26.00	\$6.88	\$357.76
Tr. 7311	118	duets	0.75	88.50	\$10.32	\$1,217.76
Tr. 7768	55	sfd	1.00	55.00	\$13.77	\$757.35
Tr. 7769	53	sfd	1.00	53.00	\$13.77	\$729.81
Totals	595			454.00		\$6,249.04
AREA II 1999-00 O&M ASSESSMENT				Total =	\$12,500.00	
Subarea	# Units	Type	Factor	Ass. Units	99/00 Asses	Total
Tr. 7256	70	sfd	1.00	70.00	\$18.38	\$1,286.60
Tr. 7257	60	sfd	1.00	60.00	\$18.38	\$1,102.80
Tr. 7260	75	sfd	1.00	75.00	\$18.38	\$1,378.50
Tr. 7261	70	sfd	1.00	70.00	\$18.38	\$1,286.60
Tr. 7262	99	sfd	1.00	99.00	\$18.38	\$1,819.62
Tr. 7263	101	sfd	1.00	101.00	\$18.38	\$1,856.38
Tr. 7264	102	sfd	1.00	102.00	\$18.38	\$1,874.76
Tr. 7766	35	sfd	1.00	35.00	\$18.38	\$643.30
Tr. 7766	60	multifamily	0.50	30.00	\$9.19	\$551.40
Tr. 7767	76	multifamily	0.50	38.00	\$9.19	\$698.44
Totals	748			680.00		\$12,498.40
AREA III 1999-00 O&M ASSESSMENT				Total =	\$6,250.00	
Subarea	# Units	Type	Factor	Ass. Units	99/00 Asses	Total
Tr. 7249	69	sfd	1.00	69.00	\$44.33	\$3,058.77
Tr. 7255	72	sfd	1.00	72.00	\$44.33	\$3,191.76
Totals	141			141.00		\$6,250.53
Grand Totals	1,484			1,275.00		\$24,997.97