

REPORT TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO

COUNTY SERVICE AREA 34, ZONE "B"
VENTANA HILLS

FISCAL YEAR 2023-2024

Submitted By:
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:
RESOURCES DIVISION

June 2023

NARRATIVE

County Service Area 34, Zone "B" (CSA 34B), was formed in 2004 and is located on the north side of Auberry Road, just west of the intersection of Auberry Road and Millerton Road. CSA 34B was created by Tract Map No. 5100 and is in the Millerton New Town Area. The tract contains 91 parcels of which 15 are either developed or under development.

The first CSA 34B budget was adopted in FY 05-06 to provide water services to the Ventana Hills Estates subdivision. However, the 1st budget was not activated since the water infrastructure was not constructed nor accepted by the County during FY 07-08. Operations of the water system began after acceptance of the water system in June 2008. The deed to the two water well site parcels and the water tank site parcel was accepted by the County on February 8, 2011.

ANNUAL CHARGES

Water use charges are collected on a bi-monthly basis. For the annual State Water Surveillance fee, developed parcels will be charged the fee pro-rated along with the bi-monthly billings for water service. Vacant parcels will be charged the annual State Water Surveillance fee along with property taxes. A tiered rate structure was developed by the Developer's Engineers to encourage water conservation. On June 2, 2009, a rate adjustment proposal was approved, which established the base user fees. The adjusted rate included an annual increase of 3% for inflation but after the fifth year of the rate increase, the rate remains flat.

At the beginning of FY 23-24, 13 of the 91 recorded lots are developed and two additional lots are under development. The Subdivider has entered into an Agreement 05-0003 to contribute funding to CSA 34B in case of a revenue shortfall.

All water services are metered.

CSA 34B
COUNTY OF FRESNO SPECIAL DISTRICTS
PROJECTED BUDGET EXPENDITURES 2023 - 2024

ORG: 9255
FUND: 0830
AUDITOR CODE: 6407
SUBCLASS: 16211

| ACCOUNT | BUDGET FY 2022-2023 | ESTIMATED EXPENSES FY 2022-2023 | PROPOSED BUDGET FY 2023-2024 |
|------------------------------------------|------------------------|---------------------------------------|------------------------------------|
| Services & Supplies | | | |
| 07101 LIABILITY INSURANCE | \$255 | \$181 | \$255 |
| 07205 MAINTENANCE-EQUIPMENT | \$14,150 | \$1,210 | \$6,000 |
| 07220 MAINTENANCE-BUILDINGS & GR | \$1,650 | \$1,500 | \$1,500 |
| 07250 MEMBERSHIPS | \$150 | \$300 | \$300 |
| 07268 POSTAGE | \$103 | \$53 | \$100 |
| 07287 PEOPLESOFT FINANCIAL CHARGE | \$1,504 | \$1,177 | \$1,769 |
| 07295 PROFESSIONAL & SPECIALIZED S | \$20,604 | \$26,440 | \$24,467 |
| 07430 UTILITIES | \$13,831 | \$17,453 | \$17,976 |
| Services & Supplies Subtotals | \$52,247 | \$48,314 | \$52,367 |
| TOTAL EXPENDITURES: | \$52,247 | \$48,314 | \$52,367 |

| | |
|--------------------------------------------------|----------|
| Increase to Reserves | \$0 |
| Total Budget (Total Expenditures + New Reserves) | \$52,367 |
| Revenues | \$44,894 |
| Ending Reserves/Designations 6/30/24 | \$79,723 |

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CSA 34B

METHOD OF FINANCING
2023-2024 FISCAL YEAR

BOOK NAME: 0
AUDITOR CODE: 6407

BUDGET: 9255
FUND: 0830
SUBCLASS: 16211

| | | | |
|------------------------------------------------|--|----------|------------|
| ESTIMATED FUND BALANCE: June 30, 2023 | | | |
| A. FUNDS IN COUNTY TREASURY | | \$87,196 | |
| B. LESS WARRANTS OUTSTANDING | | \$0 | |
| C. LESS RESERVES/DESIGNATIONS | | \$87,196 | |
| ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C) | | | 1. \$0 |
| RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS | | | 2. \$7,473 |

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

| | | |
|------|-------------------------------|----------|
| 5068 | Subdivider Financing | \$18,000 |
| 4986 | Water Meter Installation Fees | \$0 |
| 3380 | Interest | \$465 |

OTHER CHARGES FOR CURR SERVS 5060

| SERVICE | # of Connections/Parcel | Yearly Charges per Connection/Parcel | Monthly Charges Per Connection/Parcel | Total Revenues Per Year |
|--------------------------------------------------|-------------------------|--------------------------------------|---------------------------------------|-------------------------|
| \$2.50/ 1000 gal. (Allowance:40,001-50 | 1 | \$2,200.24 | \$183.35 | \$2,200.24 |
| 15 | 13 | \$786.72 | \$65.56 | \$10,227.36 |
| Overuse Rate | 1 | \$2,200.24 | \$183.35 | \$2,200.24 |
| Water-Residence | 15 | \$786.72 | \$65.56 | \$11,800.80 |
| TOTAL REVENUES FROM OTHER CHARGES FOR CURR SERVS | | | TOTAL: | \$26,428.64 |
| | | | | \$26,429 |

ESTIMATED TOTAL CURRENT REVENUES \$44,894

TOTAL FUNDS FOR FISCAL YEAR 2023-2024 \$52,367

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