



Agenda Item

33

DATE: January 15, 2008

TO: Board of Supervisors

FROM: Alan Weaver, Director *Alan Weaver*
Department of Public Works and Planning

SUBJECT: Engineer's Report and a Resolution of Intention to Increase Assessments for the Operations and Maintenance of County Service Area No. 34, Zone "A", Brighton Crest

RECOMMENDED ACTIONS:

1. **Accept for filing by the Clerk to the Board of Supervisors an Engineer's Report pursuant to Article XIID, Section 4 of the California Constitution, supporting the proposed increased assessment for the operations and maintenance of County Service Area No. 34, Zone "A" (CSA No. 34-A).**
2. **Adopt a Resolution of Intention to increase assessments for the operations and maintenance of CSA No. 34-A and set public protest hearing for March 4, 2008.**

The recommended actions will allow your Board to begin the process for increasing assessments on real property for operations and maintenance of CSA No. 34-A, in accordance with Article XIID, Section 4 of the California Constitution, and Government Code Section 25210.1 and following.

FISCAL IMPACT:

There are no net County costs associated with the recommended action. All costs for the operation and maintenance of the water, sewer, street lighting systems and street sweeping will be paid by the benefiting properties within CSA No. 34-A. The proposed revised assessments and proposed water user tiered fees will provide the funding that is needed to operate CSA No. 34-A.

IMPACTS ON JOB CREATION:

The recommend action has no impact on job creation.

ADMINISTRATIVE OFFICE REVIEW

BOARD ACTION: DATE January 15, 2008

APPROVED AS RECOMMENDED

Page 1 of 5
OTHER



Official Action of Board of Supervisors

UNANIMOUS ANDERSON _____ CASE _____ LARSON _____ PEREA _____ WATERSTON _____

DISCUSSION:

CSA No. 34-A was formed in 1989 to provide community services for the Brighton Crest development. CSA No. 34-A consists of 442 acres. Currently, CSA No. 34-A provides services benefiting a golf course and clubhouse, a guard shack, a restroom, 153 residential recorded lots and 266 unrecorded lots within six bulk lots. The district, located on the east side of Millerton Road and south of the Table Mountain Rancheria (See Exhibit A) was formed to provide water, sewer, street lighting and street sweeping services to the residents of the community.

County staff has performed a study to develop water user tiered fees and the revised assessments for water, sewer, street lighting and street sweeping services according to their actual and projected increased costs. The Homeowners Association (HOA), developer, and property owners have had several meetings with Department staff and have mutually agreed to the proposed water user tiered fees and proposed assessments. Today, your Board is to consider accepting the engineer's report and resolution of intention on increasing the assessments.

According to the study, revenues from the water user tiered fees and proposed assessments are expected to generate enough revenues to fund all the District's services and accumulate reserves over a five year period to achieve a level of 50% of annual operating and maintenance expenses. Although reserves will be accumulating over five years, it is projected that a cash flow shortage of \$103,000 will occur during the dry financing period of the 2008 calendar year. For this dry financing period, the HOA and developer of bulk lots have agreed (Exhibit B) to loan the district up to the \$103,000 projected cash flow shortfall.

A public information meeting was held on December 5, 2007. The meeting was held by the HOA with County staff and approximately 35 property owners in attendance.

The proposed water user tiered fees will be the subject of a Proposition 218 protest hearing on January 29, 2008.

The proposed revised assessments will be the subject of a Proposition 218 ballot hearing on March 4, 2008. The existing and proposed revised water, sewer, street lighting and street sweeping assessments are as follows:

	<u>Existing</u>	<u>Proposed</u>
Recorded lots	\$ 645.00/year	\$ 1,310.27/year
Guard Shack	\$ 0	\$ 1,310.27/year
Restroom	\$ 0	\$ 1,310.27/year
Clubhouse (2 EDUs)	\$ 1,280.00/year	\$ 2,620.54/year
Golf Course	\$55,800.00/year	\$ 72,048.00/year
Unrecorded lots (within bulk lots)	\$ 887.01/year	\$ 293.09/year/ unrecorded lot

The proposed assessments for reimbursing the developer for the wastewater plant connections is \$570.00 per recorded lot per year for 10 years.

After today's Board action a notice and ballot will be mailed to all property owners in CSA No. 34-A to provide each property owner within CSA No. 34-A an opportunity to support or reject the proposed assessments. The notice and ballot will be issued at least 45 days prior to the

Board of Supervisors
January 15, 2008
Page 3

public protest hearing date of March 4, 2008 and will also provide instructions on how to protest the assessments.

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G:\4360Resources\BOARD 2008\CSA 34A ROI.doc
12/14/07

EXHIBIT "A"

CSA No. 34-A (Brighton Crest)

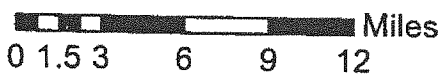
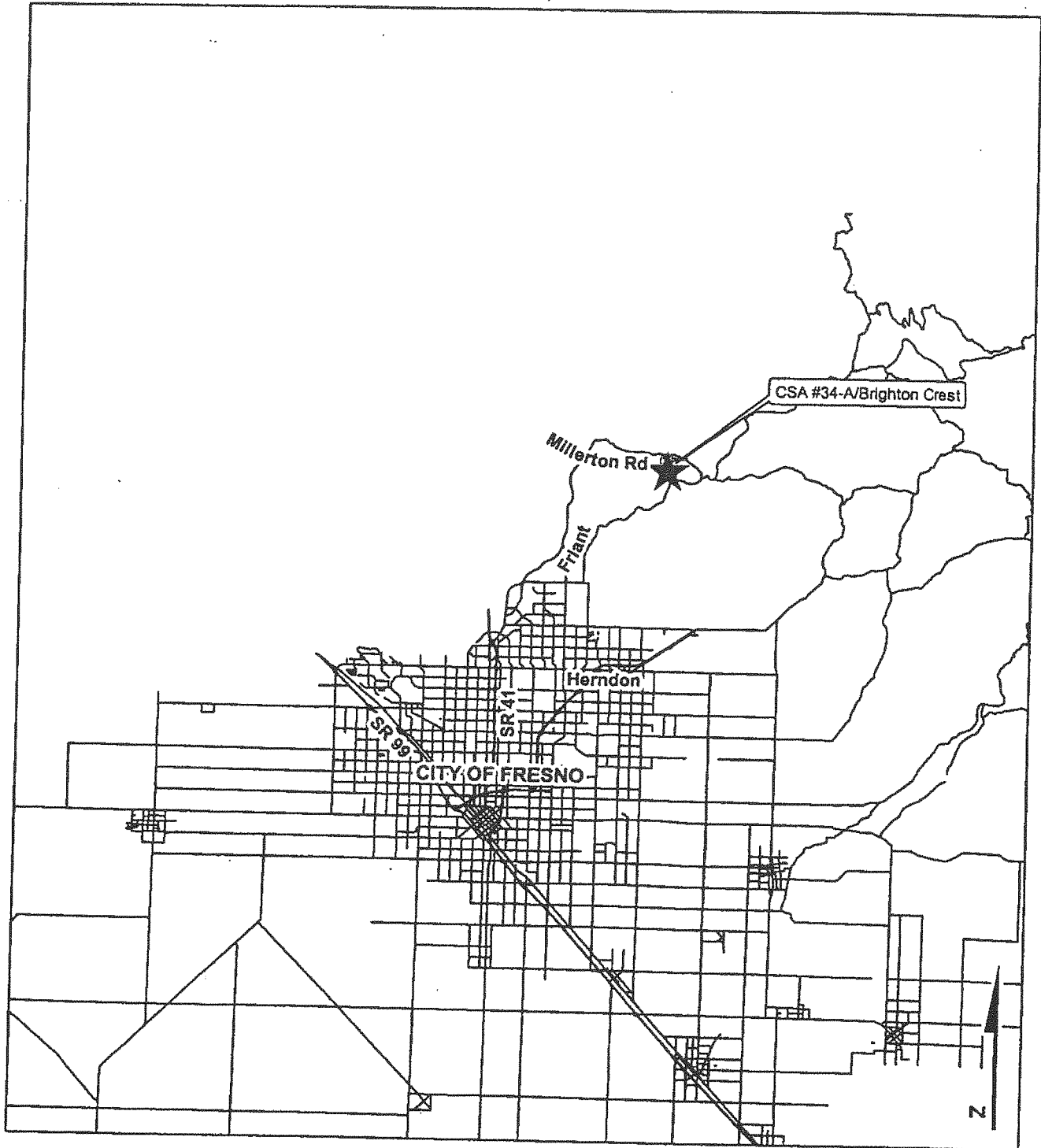


EXHIBIT "B"

**BRIGHTON CREST HOMEOWNERS ASSOCIATION
& THE CLARKSFIELD COMPANY, INC.**



c/o 3586 W. Beechwood Ave • Suite 101 • Fresno, CA 93711

December 13, 2007

Mr. Alan Weaver
Department of Public Works & Planning
2220 Tulare Street, Seventh Floor
Fresno, California 93721

Re: CSA-34A 2008 Budget Cash Flow Shortfall

Dear Alan:

This letter will serve as a guarantee that the Brighton Crest Homeowners Association and the Bulk Lots owned by the Clarksfield Interests will loan Fresno County CSA-34A on or about August 1, 2008, up to \$103,000.00 as needed in the 2008 calendar year CSA-34A budget for covering the projected cash flow shortfall for the year. The loan made to CSA-34A will be paid back to the BCHOA and Bulk Lot Owners no later than January 15, 2009.

BCHOA

By: 

Bulk Lots owned by Clarksfield Interests

By: 
Austin B. Ewell

cc: BCHOA
Table Mountain

CF.BC2007.BCOA.letter.Weaver.12.13.07

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BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

IN THE MATTER OF) RESOLUTION OF INTENTION TO
COUNTY SERVICE AREA) IMPOSE ASSESSMENTS
NO. 34, ZONE "A")

WHEREAS, this County Service Area No. 34, Zone "A" (CSA No. 34-A) requires these assessments be increased to cover the costs of operations and maintenance of its water, sewer, street lighting, and street sweeping services; and

WHEREAS, assessments have not been increased since 1989; and

WHEREAS, the Board of Supervisors of the County of Fresno (Board) has caused to be prepared and, on this date, has received for filing with the Clerk to this Board a written Engineer's Report, prepared by a registered professional engineer certified by the State of California, which pursuant to Article XIID, Section 4 of the California Constitution, supports assessments on property within CSA No. 34-A; and

WHEREAS, the Engineer's Report contains all of the following pursuant to Article XIID, Section 4 of the California Constitution:

- A. Identifies and describes all parcels which have a special benefit conferred on them and on which an assessment will be imposed.
- B. Determines the proportionate special benefit derived by each identified parcel in relationship to the entirety of the cost of operations and maintenance services to be provided by CSA No. 34-A.
- C. Determines that no assessment is imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- D. Determines that only special benefits are assessed and that general benefits have been separated from special benefits conferred on each parcel.
- E. Determines that no parcel owned by any agency, the State of California or the United States, but not identified and described above, receives any special benefit from the proposed assessment; and

WHEREAS, after considering the Engineer's Report and pursuant to Government

1 Code Section 25210.1 and following, it is the intention of the Board to consider levying
2 an increased level of annual assessments on real property within CSA No. 34-A to pay
3 for the operations and maintenance of the services provided by CSA No. 34-A; and

4 WHEREAS, the Board will conduct a public hearing on the establishment of the
5 proposed an increased level of assessments in accordance with Proposition 218.

6 NOW, THEREFORE, BE IT RESOLVED by the Board that each of the foregoing
7 recitals is true and correct.

8 BE IT FURTHER RESOLVED that the Board declares its intention under Article
9 XIID, Section 4 of the California Constitution, to consider levying an increased level of
10 assessments for the maintenance and operations of said benefiting parcels within
11 Brighton Crest upon real property within the territory included in CSA No. 34-A, that
12 territory being more particularly shown and described on Exhibit "A", attached hereto
13 and incorporated herein by reference, for the fiscal year 2008-2009 and each year
14 thereafter at a rate of assessment not to exceed the following:

15 A. The assessment rate for water, sewer, street lighting, and street
16 sweeping services shall be:

17 1. For the residential recorded lots, the guard shack, and
18 restroom the assessment rate shall be \$1,310.27 each, annually;

19 2. For the clubhouse (two equivalent dwelling units), the
20 assessment rate shall be \$2,620.54 annually;

21 3. For the golf course the assessment rate shall be \$72,048.00
22 annually;

23 4. For the unrecorded lots within the bulk lots the assessment
24 rate shall be \$293.09 annually for each unrecorded lot; and

25 5. There is no inflation rate.

26 The parcels within CSA No. 34-A pay 100 percent of the costs associated with
27 operations and maintenance of CSA No. 34-A. The lien date shall be that prescribed by
28 law and the assessment shall be collected yearly with the property tax billing for the

1 property receiving the assessment.

2 B. The assessment rate for reimbursing the developer for the
3 wastewater plant connection shall be:

4 1. \$570.00/annually for each of the current 153 recorded
5 residential lots for ten (10) years; and

6 2. There is no inflation rate.

7 C. The assessment is proportional to the special benefit derived by
8 each identified parcel in relationship to the entirety of the cost of the property related
9 road maintenance service being provided. No assessment exceeds the reasonable
10 cost of the proportional special benefit conferred on the parcel.

11 BE IT FURTHER RESOLVED that the Board shall conduct a public protest
12 hearing at 2:00 P.M. (or as soon thereafter as circumstances permit) on March 4, 2008,
13 in the meeting chambers of the Board, Hall of Records, 2281 Tulare Street, Third Floor,
14 Fresno, California 93721, regarding the proposed assessment for the maintenance and
15 operations of benefiting parcels within CSA No. 34-A.

16 BE IT FURTHER RESOLVED that the Board designates the Resources
17 Manager, Resources Division, Department of Public Works and Planning of the County
18 of Fresno as the person to answer inquiries regarding the protest proceedings.

19 BE IT FURTHER RESOLVED that the Board directs the Clerk to the Board to
20 give notice of the public protest hearing as follows:

21 A. Pursuant to Government Code Section 25210.16, the Clerk shall
22 publish a notice of the hearing pursuant to Government Code Section 6061 in a
23 newspaper of general circulation published in the County. Publication shall be complete
24 at least seven days prior to the date of the public hearing and the notice shall contain
25 the text of this Resolution of Intention, state the time and place for the hearing, and
26 state that at the hearing the testimony of all interested persons or taxpayers for or
27 against the assessment revision shall be heard.

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1 B. Pursuant to Subsections (c), (d) and (e) of Article XIID, Section 4
2 of the California Constitution, the Clerk shall cause a copy of the Notice of Filing of the
3 Engineer's Report with said Clerk, and of the time, date and place of the public hearing
4 on the proposed assessment to be mailed to each record owner of property whose
5 property would be subject to the assessment. This notice shall be mailed at least 45
6 days before the public protest hearing set herein, by name to those persons whose
7 name and address appear on the last equalized assessment roll or as otherwise known
8 to the Clerk. The notice shall specify to the record owner of each identified parcel the
9 amount of the proposed revised assessments, the total amount of assessments
10 chargeable to CSA No. 34-A, the amount chargeable to the record owner's particular
11 parcel, the duration of the payments, the reason for such revised assessments and the
12 basis upon which the amount of the proposed revised assessments was calculated,
13 together with the date, time, and location of the public hearing on the proposed increase
14 of assessment. Each notice shall also include, in a conspicuous place thereon, a
15 summary of the procedures applicable to the completion, return and tabulation of the
16 ballots required by law, including a disclosure statement that the existence of a majority
17 protest will result in the increased assessment not being imposed. Each such notice
18 shall contain a ballot, which includes the agency's address for receipt of the ballot once
19 completed, whereby each such record owner may indicate his/her name, a reasonable
20 identification of his/her parcel, and support or opposition to the proposed revised
21 assessments.

22 BE IT FURTHER RESOLVED that the Board will follow the majority protest
23 procedures as required by current law to determine whether a "majority protest" exists
24 at the close of the public hearing of protests, summarized as follows:

25 The Property Owner Ballot Procedure - As required by Section 4 of Article XIID
26 of the California Constitution, a Property Owner Ballot must be enclosed with the notice,
27 along with a self-addressed return envelope by which the ballot may be returned to the
28 Clerk to the Board. This ballot may be used by the owner or owners of any parcel to

1 express either support for or opposition to the proposed revised assessments. The
2 ballot form instructions will describe the alternative methods for submitting the ballot
3 either by mail, which may be done using an enclosed envelope, or by personal delivery,
4 either prior to or at the time of the public protest hearing. A property owner assessment
5 ballot, may be submitted, changed or withdrawn, in writing, by the person who
6 submitted the ballot, at any time prior to the conclusion of testimony at the public
7 hearing.

8 Immediately following the close of the public protest hearing, the returned
9 ballots will be tabulated, both in support of and in opposition to the revised
10 assessments, with ballots being weighted in accordance with the amount of the
11 proposed revised assessments, and the results will be announced; providing that, in the
12 event the Clerk requires opportunity to determine whether any ballot has been properly
13 signed by an owner or authorized representative of any owner, the Board reserves the
14 right to continue the matter of announcing results to provide the Clerk with such
15 opportunity.

16 In the event that ballots in opposition exceed ballots in support, there will
17 be a "majority protest", and the Board will be precluded from proceeding with the
18 proposed revised assessments.

19 B. BE IT FURTHER RESOLVED that all written protests must be filed
20 with the Clerk to the Board at or before the time fixed for the public protest hearing.
21 Written protests from registered voters, property owners, taxpayers or other interested
22 parties may be withdrawn in writing at any time prior to conclusion of the hearing.

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1 THE FOREGOING was passed and adopted by the following vote of the
2 Board of Supervisors of the County of Fresno this 15th day of January, 2008, to-
3 wit:

4 AYES: Supervisors Larson, Case, Anderson, Waterston, Perea

5 NOES: None

6 ABSENT: None

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CHAIRMAN, Board of Supervisors

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ATTEST:

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BERNICE E. SEIDEL

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Clerk, Board of Supervisors

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By

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Deputy

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AGENDA #: 33

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RESOLUTION NO. 08- 023

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EXHIBIT A - Page 1

LEGAL DESCRIPTION

COUNTY SERVICE AREA NO. 34
ZONE A

That portion of Sections 11, 12 and 14, T.11S., R. 21E.,M .D. .B. & M., described as follows:

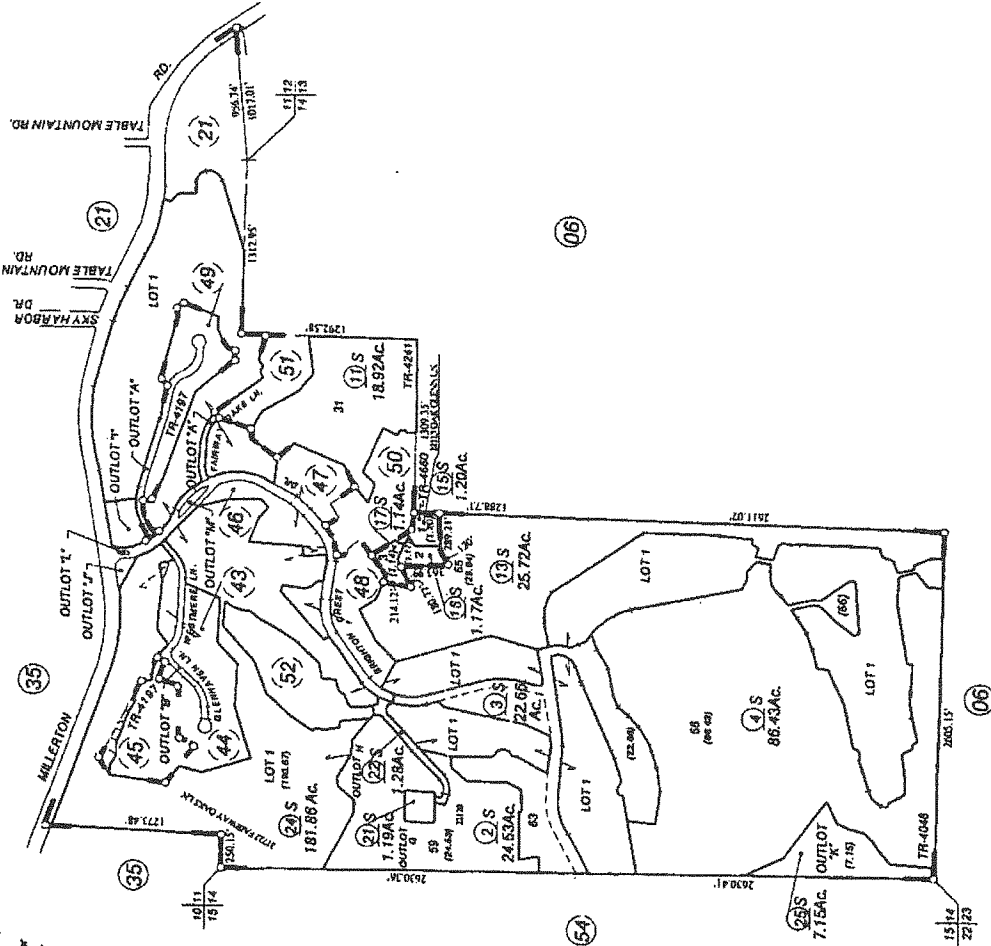
BEGINNING at the Southwest corner of said Section 14; thence Northerly along the West line of said Section 14 to the Northwest corner thereof, said point being on the South line of Parcel 12 of Parcel Map No. 5349 according to the map thereof recorded in Book 34 of Parcel Maps at Page 19, Fresno County Records; thence Easterly along the South line of said Parcel 12 to the Southeast corner thereof; thence Northerly along the Easterly line of said Parcel 12 and its Northerly prolongation to a point on the centerline of Millerton Road; thence Easterly and Southeasterly along said centerline to the point of intersection with the South line of Section 12; thence Westerly along said South line to the Southwest corner thereof; thence Westerly along the North line of said Section 14 to the Northeast corner of the Northwest one quarter of the Northeast one quarter of said Section 14; thence Southerly along the East line of said Northwest one quarter to the Southeast corner thereof; thence Westerly along the South line of said Northwest one quarter to the Southwest corner thereof; thence Southerly along the East line of the Northwest one quarter and the Southwest one quarter of said Section 14 to the Southeast corner of said Southwest one quarter; thence Westerly along the South line of said Southwest one quarter to the POINT OF BEGINNING.

EXHIBIT A - Page 2
Boundaries of CSA 34-A

300-42

Tax Rate Area

SUBDIVIDED LAND IN POR. SEC'S. 11, 12 & 14, T. 11S, R. 21E., M.D.B.&M.



NOTE
This map is for Assessor's purposes only. It is not to be used as a legal description or for purposes of zoning or subdivision law.

Tract No. 4048 - Plat Bk. 49, Pgs. 61-79
Tract No. 4197 - Plat Bk. 50, Pgs. 57-64
Tract No. 4241 - Plat Bk. 55, Pgs. 93-100
Tract No. 4660 - Plat Bk. 58, Pgs. 1-3

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

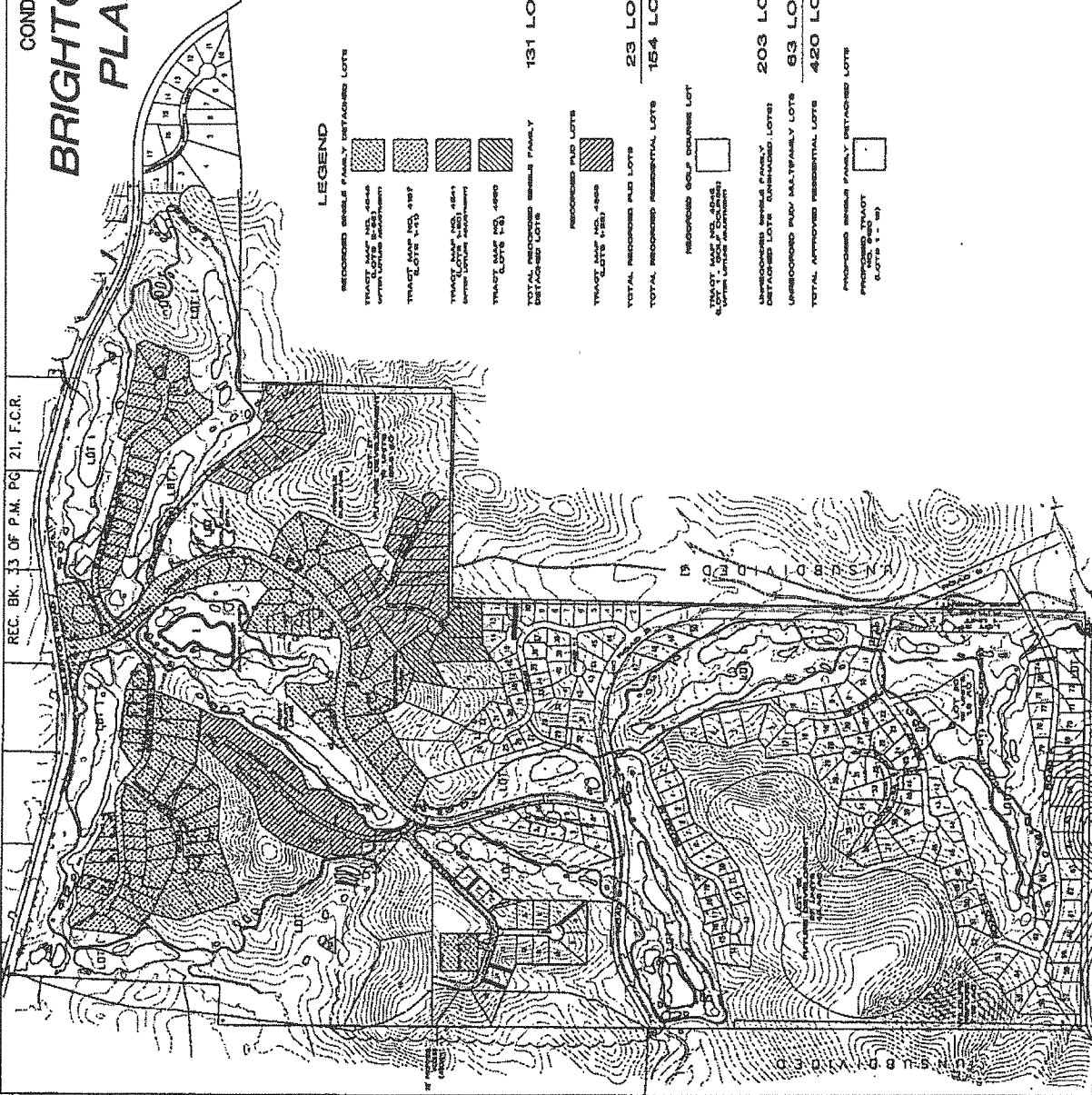
Assessor's Map Bk. 300 - Pg. 42
County of Fresno, Calif.

CONDITIONAL USE PERMIT APPLICATION 3033

BRIGHTON CREST - A MASTER PLANNED COMMUNITY

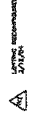
COUNTY OF FRESNO, CALIFORNIA

REC. BK. 3 OF P.M. PG 21, F.C.R.



LEGEND

- RECORDED SERIAL FAMILY DETACHED LOTS
 TRACT MAP NO. 4044
 (LOTS 1-23)
- TRACT MAP NO. 4047
 (LOTS 1-10)
- TRACT MAP NO. 4048
 (LOTS 1-20)
- TRACT MAP NO. 4050
 (LOTS 1-10)
- TOTAL RECORDED SERIAL FAMILY
 DETACHED LOTS **131 LOTS**
- RECORDED PUD LOTS
 TRACT MAP NO. 4049
 (LOTS 1-23)
- TOTAL RECORDED PUD LOTS **23 LOTS**
 TOTAL RECORDED RESIDENTIAL LOTS **154 LOTS**
- RECORDED OCP/DEVELOP LOT
 TRACT MAP NO. 4044
 (LOT 24)
- UNRECORDED SERIAL FAMILY
 DETACHED LOTS - UNRECORDED LOTS
 UNRECORDED PUD MULTIFAMILY LOTS **63 LOTS**
 TOTAL UNRECORDED RESIDENTIAL LOTS **420 LOTS**
- UNRECORDED SERIAL FAMILY DETACHED LOTS
 PROPOSED TRACT
 (LOTS 1 - 10)



BRIDGEMAN & ASSOCIATES ARCHITECTS 1000 N. MARKET STREET FRESNO, CALIF. 93701 TEL. 238-1111		SHEET 3 OF 4
BRIGHTON CREST A MASTER PLANNED COMMUNITY FRESNO COUNTY APPLICATION 3033 CONDITIONAL USE PERMIT		DATE 11-20-88

**ENGINEER'S REPORT
WITH EXHIBITS A & B
AND APPENDIX
ENGINEER'S REPORT SUPPORTING
ASSESSMENT FOR COUNTY OF FRESNO COUNTY SERVICE
AREA NO. 34, ZONE A**

The undersigned submits this written Engineer's Report to the Department of Public Works and Planning as follows:

1. **Engineer's Report.** This Engineer's Report supports proposed assessment(s) of the County of Fresno, County Service Area No. 34, Zone "A" (CSA No. 34-A) to provide for the operations and maintenance of the water, sewer, and streetlighting systems, and street sweeping.
2. **Authorization.** This Engineer's Report is submitted pursuant to the County Service Area statutes found in Government Code Section 25210.1 and following and Article XIID, Section 4 of the Constitution.
3. **Purpose of the Assessment.** The express purpose for which this Engineer's Report has been written is to revise an already established source of funding to provide water, sewer, street lighting, and street sweeping for CSA No. 34-A. The assessments will be used to pay for operations and maintenance of the water, sewer, street lighting, and street sweeping facilities in CSA No. 34-A. The assessment includes the cost for the County to administer the budget and maintenance plan for CSA No. 34-A. This revised Engineer's Report shall supersede all previous Engineer's Reports/Budgets for this district.
4. **Current Funding.** Current funding for the CSA is inadequate to finance the costs of operations and maintenance for the district. New increased assessments are necessary. The County cannot provide funds from the General Fund or Road Funds for these items of benefit.
5. **Determination of Necessity.** The level of said services which can be provided by the revenue raised from the increased benefit assessments is estimated to be adequate to meet the requirements of providing the said services of water, sewer, street lighting, and street sweeping to a level of service required within the CSA. With the exception of water user and tiered rates, the entire budget for the CSA will be raised by the assessments proposed herein.
6. **Limitation upon Expending Assessment Proceeds.** Any funds collected from the benefit assessments proposed herein shall be expended only for such services to benefit property within the County Service Area No. 34, Zone "A." Any unexpended funds raised by the assessments remaining at the end of the fiscal year shall be carried over for the same purpose in the next fiscal year.
7. **Levy.** Benefit assessments to raise revenue to fund operation and maintenance services is hereby proposed to be levied upon real property within CSA No. 34-A.
8. **Assessment Rate.** All assessments are imposed in proportion to the benefit conferred upon each lot.
 - A. The assessment rate for water, sewer, streetlighting and street sweeping services shall be:
 - 1) For the residential recorded lots, the guard shack, and restroom the assessment rate shall be \$1,310.27 annually each;
 - 2) for the clubhouse (two equivalent dwelling units), the assessment rate shall be \$2,620.54 annually;
 - 3) for the golf course, the assessment rate shall be \$72,048.00 annually; and
 - 4) for the unrecorded lots within 6 bulk lots the assessment rate shall be \$293.09 annually for each unrecorded lot; and
 - 5) there is no inflation rate.

- B. The assessment rate for reimbursing the developer for the wastewater plant connections shall be:
 - 1) \$570 annually for each of the current 153 recorded residential lots for ten (10) years.
 - 2) There is no inflation rate.
- C. The lien date shall be that prescribed by law.
- D. The assessment schedule (Exhibit "A") shows the assessments as divided for the various lots based on the special benefits provided to their lots. No assessment exceeds the reasonable cost of the proportional special benefit conferred on each lot.

The combined maintenance plan is shown in detail in Exhibit "B" with budget information provided for each year of the plan. Each fiscal year's budget includes the yearly cost for the County to administer the budget and maintenance plan.

- 9. Collection: The collection of the proposed revised assessment shall be by the County of Fresno on behalf of CSA No. 34-A, in the same manner and subject to the same penalties, as other fees, charges, and taxes fixed and collected by the County. The County's reasonable cost to collect the assessment each year is included in the budget attached as Exhibit "A".
- 10. Contents: Article XIID. This written Engineer's Report, pursuant to Article XIID, Section 4 of the Constitution, contains all of the following:
 - A. The attached Exhibit "A" identifies the budget and yearly assessment and revenue budget schedule for CSA No. 34-A.
 - B. The attached Exhibit "B" identifies and describes all lots which have a special benefit conferred on them and on which the assessments will be imposed.
 - C. It is my determination that the proportionate special benefit(s) derived by each identified lot in relationship to the entirety of the cost of the maintenance services to be provided is as set forth on the attached schedule.
 - D. It is my determination that no assessment on any lot exceeds the reasonable cost of the proportional special benefit conferred on that lot.
 - E. It is my determination that the only benefits assessed are special and that general benefits have been separated from the special benefits conferred on that lot.
 - F. It is my determination that no lot owned by any public agency, the State of California or the United States but not identified and described on the attached Exhibit "B," receives any special benefit from the proposed assessment.
- 11. Under current law, procedures must be followed by the County to determine whether a "majority protest" exists at the close of public hearing of protests, summarized as follows:

The Property Owner Ballot Procedure

As required by Section 4 of Article XIID of the California Constitution, a Property Owner Assessment Ballot must be enclosed with the notice, along with a self-addressed, return envelope by which the assessment ballot may be returned to the Clerk to the Board of Supervisors. This assessment ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment. The assessment ballot instructions will describe the alternative methods for

submitting the ballot either by mail or by personal delivery, either prior to or at the time of the public hearing of protests.

Immediately following the close of the public hearing of protests, the returned assessment ballots will be tabulated, both in support of and in opposition to the assessment, with assessment ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided that, in the event that the clerk requires opportunity to determine whether any assessment ballot has been properly signed by an owner or authorized representative of any owner, the Board of Supervisors reserves the right to continue the matter of announcing results to provide the clerk with such opportunity.

In the event that assessment ballots in opposition exceed assessment ballots in support, there will be a "majority protest" and the Board of Supervisors will be precluded from proceeding with the proposed increased level of assessment.

Interested persons may receive additional information concerning the proposed assessments of Zone "A" of County Service Area No. 34 by contacting Ray Ramirez, Principal Analyst or Patrick Hinds, Staff Analyst, Resources Division, County of Fresno Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor (mailing address) or Seventh Floor (office,) Fresno, CA 93721, telephone (559) 262-4259.

12. General Rules Regarding Protests

- A. Property owners wishing to preserve the opportunity to file a lawsuit challenging the assessments, if revised must file a written protest and state therein the specific grounds of protest. Any grounds of protest not stated in a written protest filed prior to the close of the public hearing of protests are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.
- B. The validity of the assessment(s) announced by the Board of Supervisors shall not be contested in any proceeding unless the action or proceeding is commenced within thirty (30) days after the assessment is announced and adopted (Fresno County Ordinance Code Section 4.28.040.)

Based on the foregoing the undersigned registered engineer submits this written Engineer's Report and recommends adoption of the assessment proposed in it.

Dated: 12/19/07

Frank Charles Fowler



EXHIBIT "A"
Assessment Schedule – Page 1

Water , Sewer, Streetlighting, Street sweeping Annual Assessments

<u>District's Lots</u>	<u>Annual Assessment Amount</u>	<u>Revenue Budget</u>
153 recorded lots	X \$ 1,310.27/each	\$200,471.31
Guard shack	X \$ 1,310.27	\$ 1,310.27
Restroom	X \$ 1,310.27	\$ 1,310.27
Clubhouse (2 edus)	X \$ 2,620.54	\$ 2,620.54
Golf Course	X \$72,048.00	\$ 72,048.00
266 unrecorded lots	X \$ 293.09	<u>\$ 77,961.94</u>
		\$355,722.33*

Reimbursement Annual Assessment Wastewater Plant Connection for 10 years

	<u>District's Lots</u>	<u>Annual Assessment Amount</u>	<u>Revenue Budget</u>
Year 1	153 recorded lots	X \$570.00	\$ 87,210.00
Year 2	153 recorded lots	X \$570.00	\$ 87,210.00
Year 3	153 recorded lots	X \$570.00	\$ 87,210.00
Year 4	153 recorded lots	X \$570.00	\$ 87,210.00
Year 5	153 recorded lots	X \$570.00	\$ 87,210.00
Year 6	153 recorded lots	X \$570.00	\$ 87,210.00
Year 7	153 recorded lots	X \$570.00	\$ 87,210.00
Year 8	153 recorded lots	X \$570.00	\$ 87,210.00
Year 9	153 recorded lots	X \$570.00	\$ 87,210.00
Year 10	153 recorded lots	X \$570.00	<u>\$ 87,210.00</u>
			\$959,310.00

*Revenues include amount of 10% annually to accumulate reserves.

EXHIBIT "A"
Assessment Schedule – Page 2

Assessments were derived as follows:

- 1) Five years of historical expenditures were used to forecast an operating and maintenance budget for Fiscal Year 2008-09.
- 2) Based on an analysis of cost types, costs were distributed as benefiting the golf course, 153 recorded lots, guard shack, restroom, clubhouse and 266 unrecorded lots within six bulk lots. Fixed and variable costs were then determined. (Variable costs would then be reimbursed through user fees). Fixed and contingency reserves to be collected as assessments. See Appendix i Pages 1 and 2 illustrating this benefit analysis.

The intent of the assessments amounts there to increase reserves to at least 50% of operations and maintenance of water, sewer, street lighting, and street sweeping over 5 years.

The accumulation of reserves would eliminate the need for "dry period" financing over the 5 years. In the first two to 3 years, the HOA would lend the district cash during the "dry periods" and the HOA would get reimbursed with the assessments would be collected by the District each December/January and April. See Appendix i. See Appendix ii (Pages 1 and 2) illustrating this benefit analysis.

- 3) The costs of the wastewater plant connections were in excess of \$959,310. The developer has reached agreement with the HOA to collect only \$570 per recorded residential lot (153 lots) annually for ten (10) years only.

EXHIBIT "A" – Page 3

IDENTIFICATION OF EACH PARCEL TO
RECEIVE AN ASSESSMENT FOR
OPERATIONS AND MAINTENANCE OF WATER, SEWER, STREET LIGHTING AND
STREET SWEEPING SERVICES
ZONE "A" OF COUNTY SERVICE AREA 34

The levying of assessments to pay the costs of water, sewer, street lighting and street sweeping services and the wastewater connection fee are required for CSA No. 34-A.

Within the boundaries of CSA No. 34-A (See Legal Description – Exhibit "B" – Page 2 and Assessor's Map – Page 2) assessments shall be imposed on a) 153 residential recorded parcels, b) clubhouse, and c) golf course. In addition 2 outlot parcels billed to the HOA for the guard shack and restroom. Assessments shall also be imposed on the six bulk lots representing 266 unrecorded lots.

The parcels affected by the assessments are shown in the map attached as Exhibit "B" – Page 3.

LEGAL DESCRIPTION

COUNTY SERVICE AREA NO. 34
ZONE A

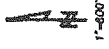
That portion of Sections 11, 12 and 14, T.11S., R. 21E., M.D. .B. & M., described as follows:

BEGINNING at the Southwest corner of said Section 14; thence Northerly along the West line of said Section 14 to the Northwest corner thereof, said point being on the South line of Parcel 12 of Parcel Map No. 5349 according to the map thereof recorded in Book 34 of Parcel Maps at Page 19, Fresno County Records; thence Easterly along the South line of said Parcel 12 to the Southeast corner thereof; thence Northerly along the Easterly line of said Parcel 12 and its Northerly prolongation to a point on the centerline of Millerton Road; thence Easterly and Southeasterly along said centerline to the point of intersection with the South line of Section 12; thence Westerly along said South line to the Southwest corner thereof; thence Westerly along the North line of said Section 14 to the Northeast corner of the Northwest one quarter of the Northeast one quarter of said Section 14; thence Southerly along the East line of said Northwest one quarter to the Southeast corner thereof; thence Westerly along the South line of said Northwest one quarter to the Southwest corner thereof; thence Southerly along the East line of the Northwest one quarter and the Southwest one quarter of said Section 14 to the Southeast corner of said Southwest one quarter; thence Westerly along the South line of said Southwest one quarter to the POINT OF BEGINNING.

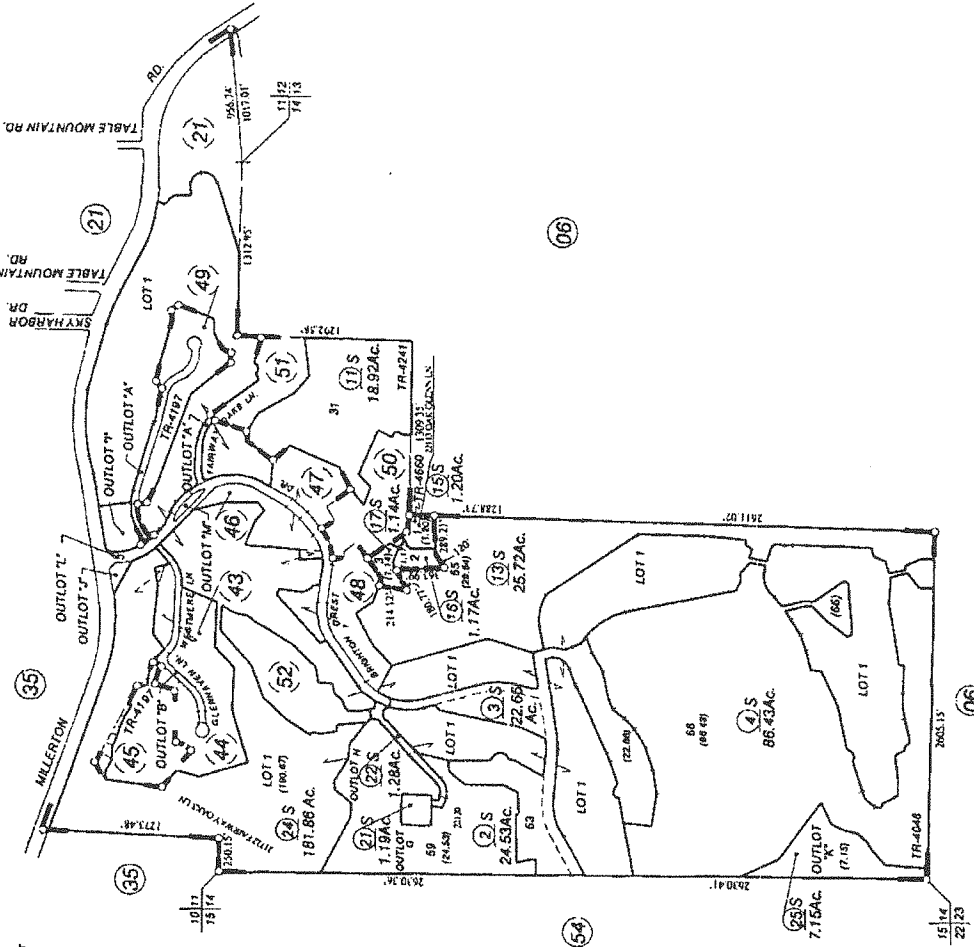
EXHIBIT "B" - Page 2
Boundaries of CSA 34-A

300-42

Tax Rate Area



SUBDIVIDED LAND IN POR. SEC'S. 11, 12 & 14, T. 11S., R. 21E., M.D.B.&M.



Tract No. 4048 - Plat Bk. 49, Pgs. 61-79
Tract No. 4197 - Plat Bk. 50, Pgs. 57-64
Tract No. 4241 - Plat Bk. 55, Pgs. 93-100
Tract No. 4660 - Plat Bk. 58, Pgs. 1-3

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 300 - Pg. 42
County of Fresno, Calif.

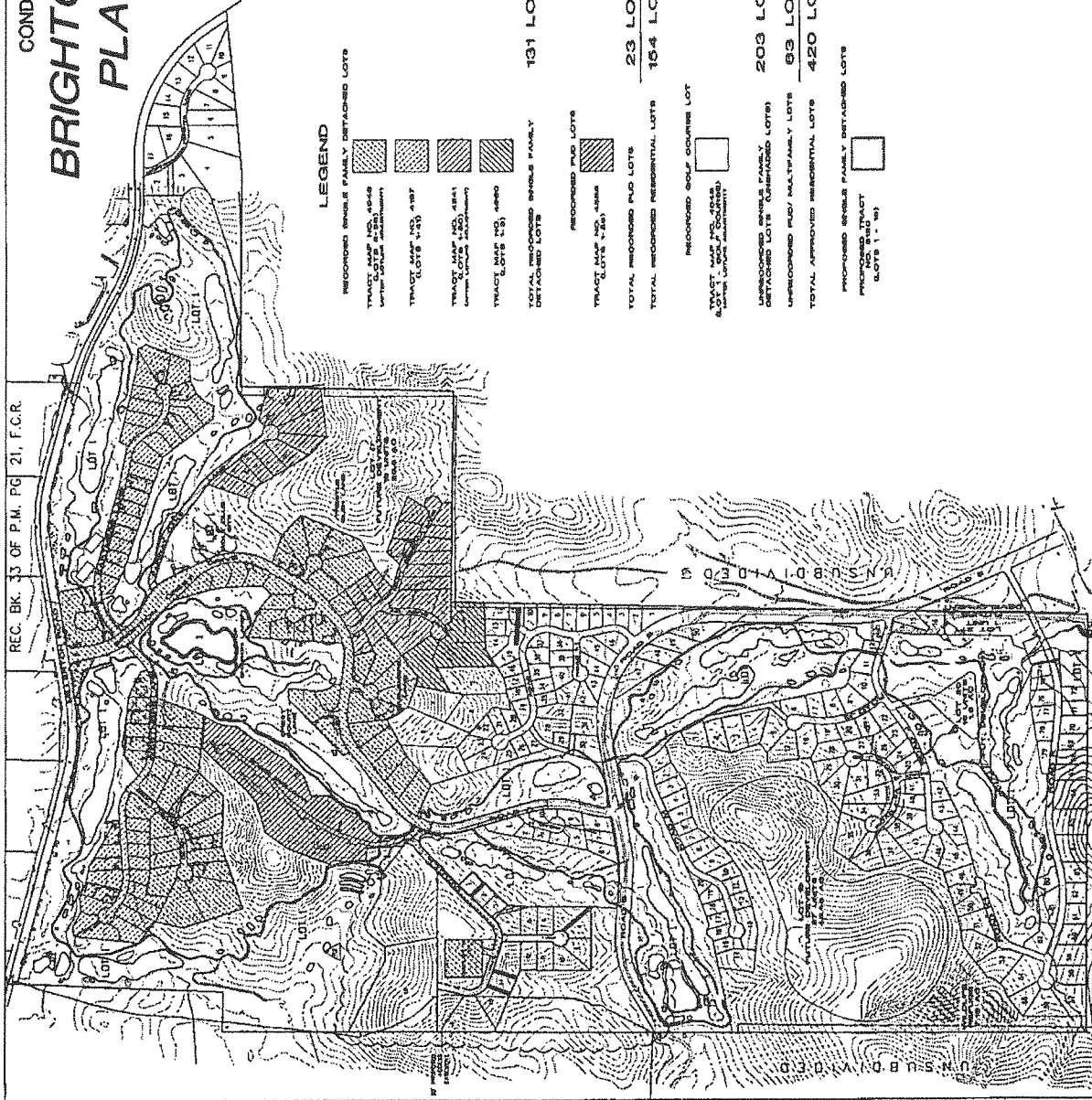
... NOTE ...
This map is for Assessor's purposes only; it is not to be construed as conveying legal ownership or divisions of land for purposes of zoning or subdivision law.

CONDITIONAL USE PERMIT APPLICATION 3033

BRIGHTON CREST-A MASTER PLANNED COMMUNITY

COUNTY OF FRESNO, CALIFORNIA

REC. BK. 33 OF P.M. PG. 21, F.C.R.



LEGEND

RECORDED SINGLE FAMILY DETACHED LOTS



TRADE MAP NO. 4046
 (LOTS 1-12)



TRADE MAP NO. 4187
 (LOTS 1-13)



TRADE MAP NO. 4511
 (LOTS 1-14)



TRADE MAP NO. 4580
 (LOTS 1-15)

131 LOTS

TOTAL RECORDED SINGLE FAMILY DETACHED LOTS

RECORDED PUD LOTS



TRADE MAP NO. 4388
 (LOTS 1-16)

23 LOTS

TOTAL RECORDED PUD LOTS

154 LOTS

TOTAL RECORDED RESIDENTIAL LOTS

RECORDED GOLF COURSE LOT



TRADE MAP NO. 4580
 (LOT 1-16)

203 LOTS

TOTAL RECORDED SINGLE FAMILY DETACHED LOTS (COMBINED LOTS)

63 LOTS

TOTAL RECORDED PUD/MULTIFAMILY LOTS

420 LOTS

TOTAL APPROVED RESIDENTIAL LOTS

PROPOSED SINGLE FAMILY DETACHED LOTS



PROPOSED TRACT
 (LOTS 1-16)

BRIGHTON CREST A MASTER PLANNED COMMUNITY		PLAN 7-100
FRESNO COUNTY		SHEET 3 OF 4
APPLICATION 3033		DATE 11/20/00
CONDITIONAL USE PERMIT		DATE 11/20/00

UTM COORDINATES
 4700

Appendix I (Page 1)

Modified Option A

CSA 34A - Operational Forecast FY 2008-09

		Golf Course	86 Users	72 Existing Recorded Lots	266 Remaining Unrecorded Lots	
7010 AGRICULTURE	\$ 306,264					
Arvin Edison Exchange Agrmnt (600 AF)	\$ 300,000	\$ 200,000	\$ 100,000	-	\$ -	\$ -
State Water Rights Fee (841 AF)	\$ 1,025	\$ 488	\$ 76	\$ 155	\$ 306	\$ 306
Winchell Pump Station Lic.	\$ 500	\$ 238	\$ 37	\$ 76	\$ 149	\$ 149
Firming LTRID Admin.	\$ 4,739	\$ 2,254	\$ 351	\$ 718	\$ 1,415	\$ 1,415
7040 TELEPHONE	\$ 515					
	\$ 515	\$ 343	\$ 144	\$ 22	\$ 6	\$ 6
7101 INSURANCE	\$ 2,675					
	\$ 2,675	\$ 1,225	\$ 191	\$ 390	\$ 769	\$ 769
7205 MAINTENANCE-EQUIPMENT	\$ 15,450					
Misc.	\$ 515	\$ 245	\$ 39	\$ 78	\$ 154	\$ 154
Chem Quip/Helenn Chem	\$ 4,120	\$ -	\$ 2,657	\$ 1,208	\$ 255	\$ 255
Cummins West	\$ 1,545	\$ 1,030	\$ 121	\$ 221	\$ 173	\$ 173
Borges & Mahoney	\$ 1,545	\$ 1,030	\$ 121	\$ 221	\$ 173	\$ 173
Fuel and Prorates	\$ 7,725	\$ 773	\$ 2,278	\$ 2,651	\$ 2,024	\$ 2,024
7220 BUILDING & MAINTENANCE	\$ 87,152					
AAA Sweeping	\$ 4,944	\$ 494	\$ 2,199	\$ 2,191	\$ 59	\$ 59
A-C Electric Company	\$ 9,270	\$ 927	\$ 2,547	\$ 3,367	\$ 2,429	\$ 2,429
Central State/AAA Quality	\$ 1,030	\$ -	\$ 716	\$ 250	\$ 63	\$ 63
Electric Motor/Allied Elec.	\$ 773	\$ 77	\$ 212	\$ 281	\$ 202	\$ 202
Borges & Mahoney	\$ 258	\$ 26	\$ 71	\$ 94	\$ 67	\$ 67
Valley Pipe Supply	\$ 1,030	\$ 103	\$ 283	\$ 374	\$ 270	\$ 270
Hach Company	\$ 258	\$ -	\$ 244	\$ 11	\$ 3	\$ 3
Truck Mileage	\$ 8,240	\$ 824	\$ 2,264	\$ 2,993	\$ 2,159	\$ 2,159
SSO/SSMP/CDPH	\$ 15,450	\$ -	\$ 5,327	\$ 6,075	\$ 4,048	\$ 4,048
Raw Water Pump Replacement	\$ 30,900	\$ 14,897	\$ 2,448	\$ 4,424	\$ 9,331	\$ 9,331
Misc.	\$ 15,000	\$ 1,500	\$ 4,122	\$ 5,448	\$ 3,930	\$ 3,930
7250 MEMBERSHIPS	\$ 52					
	\$ 52	\$ 5	\$ 16	\$ 17	\$ 13	\$ 13
7265 OFFICE EXPENSE	\$ 1,030					
	\$ 1,030	\$ 103	\$ 314	\$ 343	\$ 270	\$ 270
7268 POSTAGE	\$ 103					
	\$ 103	\$ 1	\$ 47	\$ 49	\$ 6	\$ 6
7287 PEOPLESOFT FINANCIAL CHARGES	\$ 12,360					
	\$ 12,360	\$ 1,236	\$ 4,880	\$ 5,478	\$ 766	\$ 766
7295 PROFESSIONAL & SPEC. SERVICES	\$ 160,345					
Audits/Financial Statement (Consultant)	\$ 2,086	\$ 209	\$ 1,032	\$ 716	\$ 129	\$ 129
County Counsel	\$ 1,030	\$ 103	\$ 510	\$ 353	\$ 64	\$ 64
4368-Field Staff	\$ 72,100	\$ 7,210	\$ 19,813	\$ 26,187	\$ 18,890	\$ 18,890
4368-Office Staff & Prorates	\$ 51,500	\$ 5,150	\$ 14,152	\$ 18,705	\$ 13,493	\$ 13,493
4360-Resources Management	\$ 3,605	\$ 361	\$ 991	\$ 1,309	\$ 945	\$ 945
4367-Financial Services	\$ 6,180	\$ 618	\$ 1,698	\$ 2,245	\$ 1,619	\$ 1,619
Twining Laboratories	\$ 6,180	\$ -	\$ 2,749	\$ 3,048	\$ 383	\$ 383
Engineer (Cost Analysis)	\$ 10,300	\$ 1,030	\$ 2,830	\$ 3,741	\$ 2,699	\$ 2,699
Prop 218-Roads/Public Mtgs/Etc.	\$ 6,747	\$ 675	\$ 1,652	\$ 2,315	\$ 2,105	\$ 2,105
Misc.	\$ 618	\$ 62	\$ 182	\$ 212	\$ 162	\$ 162
7325 PUBLICATIONS & LEGAL NOTICES	\$ 103					
	\$ 103	\$ 10	\$ 37	\$ 28	\$ 27	\$ 27
7400 SPECIAL DEPARTMENTAL EXP.	\$ 2,739					
Drinking Water Permit	\$ 427	\$ 203	\$ 39	\$ 74	\$ 111	\$ 111
Waste Discharge Requirements	\$ 1,796	\$ -	\$ 602	\$ 724	\$ 471	\$ 471
Misc.	\$ 515	\$ 245	\$ 49	\$ 85	\$ 136	\$ 136
7430 UTILITIES	\$ 72,100					
Streetlighting	\$ 2,266	\$ 227	\$ 668	\$ 778	\$ 594	\$ 594
Water Sewer	\$ 69,834	\$ 39,568	\$ 30,266	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 660,787	\$ 283,288	\$ 208,975	\$ 97,655	\$ 70,868	\$ 70,868
Contingency Reserves:	\$ 66,079	\$ 28,329	\$ 20,898	\$ 9,766	\$ 7,087	\$ 7,087
Total O&M Plus Reserves	\$ 726,866	\$ 311,616	\$ 229,873	\$ 107,421	\$ 77,955	\$ 77,955
Fixed Costs	\$ 290,953	\$ 43,719	\$ 78,708	\$ 97,856	\$ 70,870	\$ 70,870
Variable Costs	\$ 369,834	\$ 239,568	\$ 130,266	\$ -	\$ -	\$ -
Contingency	\$ 66,079	\$ 28,329	\$ 20,900	\$ 9,759	\$ 7,091	\$ 7,091
Total Costs	\$ 726,866	\$ 311,616	\$ 229,874	\$ 107,415	\$ 77,961	\$ 77,961

Appendix i (Page 2)

	<u>FY 2007-08</u>	<u>Assessments</u>	<u>Fees</u>
User Fees (Water):	<u>Budget</u>		
		<u>Annually</u>	<u>Monthly</u>
*86 Users Arvin Edison (86 X \$96.90 X 12)=	\$ 100,000		\$ 96.90
*86 Users Electricity (86 X \$26.39 X 12)=	\$ 27,239		\$ 26.39
Golf Course Arvin Edison (1 X \$200,000)=	\$ 200,000		\$ 16,666.67
Golf Course Electricity (1 X \$39,568 X 12)=	\$ 39,568		\$ 3,297.33
User Fees (Sewer):			
*86 Users Electricity (86 X \$2.93 X 12)=	\$ 3,027		\$ -
Subtotal <u>Fees</u> Budget	\$ 369,834		
Assessment (Water/Sewer/Lighting/Street Sweeping):		<u>Annually</u>	
*158 Available Connections (Total Cost - User Fees Above)	\$ 176,364	\$ 1,116.23	
Golf Course (Total Cost - User Fees Above)	\$ 43,719	\$ 43,719.29	
266 Remaining Unrecorded Lots (Total Cost)	\$ 70,870	\$ 266.43	
Assessment (50% Reserves):		<u>Annually</u>	
*158 Available Connections	\$ 30,659	\$ 194.04	
Golf Course	\$ 28,329	\$ 28,329.00	
266 Remaining Unrecorded Lots	\$ 7,091	\$ 26.66	
Subtotal <u>Assessments</u> Budget	\$ 357,032		
Total User Fees & Assessments:	<u>\$ 726,866</u>		

*Includes Clubhouse (2 EDU), Restrooms (1), and Guard Shack (1).

Appendix ii (Page 1)

Draft Cash Flow - CSA 34A
Original completed 11/15/2007 pdh (revised 11/29/07)

	7/1/07	8/1/07	9/1/07	10/1/07	11/1/07	12/1/07	1/1/08	2/1/08	3/1/08	4/1/08	5/1/08	6/1/08	5/20/08
Cash on Hand	\$ 77,651	\$ 55,951	\$ (40,499)	\$ (61,949)	\$ (87,605)	\$ (142,600)	\$ 54,178	\$ 22,769	\$ (2,872)	\$ 143,516	\$ 106,668	\$ 150,290	\$ 67,226
Expenditures:													
7010 CSA 34A FID Contract 2007													
7010 CSA 34A FID Contract 2008													
Arvin Edison Exchange Agreement													
State Water Rights Fee													
Wardell Pump Station Lic.													
Firming LTRID Admin.													
7040 Telephone	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 500
7101 Insurance													
7205 Misc.	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 4,000
Chem Outp/Helenn Chem													
Curmox West													
Borgas & Mahoney													
Fuel and Priorities	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 7,500
AAA Sweeping	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800
A-C Electric Company	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000
Central State/AAA Quality	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,000
Electric Motor/Allied Elec.													
Borgas & Mahoney	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 250
Valley Pipe Supply													
Hack Company	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 8,000
Track Mileage													
Travis Construction - Replumb Well													
Travis Construction - Water Line repair													
Pump Replacement													
Sewer System Overflow (also Monthly Respos.)													
Sewer System Master Plan (SSMP)	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 15,000
Misc.													
7250 Memberships	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
7265 Office Expense													
7268 Postage													
7287 Peoplesoft Financial Program													
7295 Audit/Financial Statement (Conduant)													
County Counsel													
4368 Field	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 5,833	\$ 70,000
4368-Office & Priorities	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 50,000
4368-Recruiting	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 3,500
4367-General Ledger Accounting	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Twining Laboratories	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Engineer (Cost Analysis)													
Prop 218/Public Migs.	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
Misc.													
7325 Publications and Legal Notices													
7400 Drinking Water Permit													
Waste Discharge Requirements													
Misc.	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 183	\$ 2,200
7430 Streetlighting	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 5,650	\$ 67,800
Water Sewer	\$ 21,700	\$ 98,450	\$ 21,450	\$ 37,991	\$ 55,073	\$ 26,873	\$ 31,151	\$ 25,842	\$ 31,958	\$ 37,244	\$ 44,344	\$ 94,094	\$ 325,670
Total Expenditures	\$ 21,700	\$ 98,450	\$ 21,450	\$ 37,991	\$ 55,073	\$ 26,873	\$ 31,151	\$ 25,842	\$ 31,958	\$ 37,244	\$ 44,344	\$ 94,094	\$ 325,670
Revenues:													
Interest Income													
SFR User Fees (86 connections)													
Golf Course User Fee													
HCA/Developer Contribution													
SFR Assessment													
Golf Course Assessment													
Community Building Assessment													
Bulk Lot Assessment													
Total Revenues	\$ 55,851	\$ (40,499)	\$ (61,949)	\$ (87,605)	\$ (142,600)	\$ 54,178	\$ 22,769	\$ (2,872)	\$ 143,516	\$ 106,668	\$ 150,290	\$ 67,226	\$ 67,226
Ending Cash Balance	\$ 55,851	\$ (40,499)	\$ (61,949)	\$ (87,605)	\$ (142,600)	\$ 54,178	\$ 22,769	\$ (2,872)	\$ 143,516	\$ 106,668	\$ 150,290	\$ 67,226	\$ 67,226

Draft Cash Flow - CSA 34A
 Original completed 11/15/2007 pdh (revised 11/23/07)

Cash on Hand	7/1/08	8/1/08	9/1/08	10/1/08	11/1/08	12/1/08	(0)	1/1/09	2/1/09	3/1/09	4/1/09	5/1/09	5/1/09	6/30/09
Expenditures:														
7810 CSA 34A FID Contract 2007														
CSA 34A FID Contract 2008														
Arin Edison Exchange Agreement														
State Water Rights Fee														
Whitell Pump Station Lic.														
Fanning LT/RIID Admin.														
7040 Telephone														
7101 Insurance														
7205 Misc.														
Chem Quip/Helm Chem														
Cummins West														
Borges & Mahoney														
Fuel and Phones														
AAA Sweeping														
7220 AAA Sweeping														
A-C Electric Company														
Central State/AAA Quality														
Electric Motor/Allied Elec.														
Borges & Mahoney														
Valley Pipe Supply														
Hoch Company														
Truck Mileage														
Sewer System Overflow (SSO Monthly Reports)														
Sewer System Master Plan (SSMP)														
Sanitary Watershed Study (Every 5 yrs)														
7250 Memberships														
7265 Office Expense														
7268 Postage														
7287 PeopleSoft Financial Program														
7295 Audits/Financial Statement (Consultant)														
County Counsel														
4368-Field														
4368-Office & Prorates														
4360-Resources														
4367-General Ledger Accounting														
Twining Laboratories														
Engineer (Cos) Analysis														
Prnp 218/Public Mtgs.														
Misc.														
7325 Publications and Legal Notices														
7488 Drinking Water Permit														
Misc.														
7430 Streetlighting														
Water Sewer														
Total Expenditures														
Revenues:														
Interest Income														
SPR User Fees (68-92 connections)														
Golf Course User Fee														
SPR Assessment (O&M for 158 UMds)														
Golf Course Assessment (O&M)														
Bulk Lot Assessment														
SPR Assessment (Reserves for 158 UMds)														
Bulk Lot Assessment (Reserves)														
Property Owner Deposit														
Property Owner Reimbursement														
Total Revenues														
Ending Cash Balance														

*Expenditures Assume 3.5% Inflation for FY 06-09.

Appendix ii (Page 3)

Draft Cash Flow - CSA 34A
Original completed 11/15/2007 pdh (revised 11/29/07)

	7/1/09	8/1/09	9/1/09	10/1/09	11/1/09	12/1/09	1/1/10	2/1/10	3/1/10	4/1/10	5/1/10	6/1/10	6/30/10
Cash on Hand	\$ 150,416	\$ 83,514	\$ 68,188	\$ 18,505	\$ 41,278	\$ 121,029	(0)	\$ 203,336	\$ 159,023	\$ 181,770	\$ 286,104	\$ 283,682	\$ 271,227
*Expenditures:													
7016 CSA 34A FID Contract 2007													
CSA 34A FID Contract 2008													
Arvin Edison Exchange Agreement	\$ 48,200	\$ 46,250	\$ 28,900	\$ 17,450	\$ 8,600	\$ 4,200	\$ 2,800	\$ 2,200	\$ 11,300	\$ 18,650	\$ 37,300	\$ 48,150	\$ 276,000
State Water Rights Fee									\$ 1,025				\$ 1,025
Winchell Pump Station, Llc.									\$ 500				\$ 500
Firming LTRID Admin.									\$ 4,739				\$ 4,739
7040 Telephone	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 533
7101 Insurance									\$ 2,665				\$ 2,665
7295 Misc.	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 533
Chem Outright/Helen Chem	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 355	\$ 1,999
Cummins West.									\$ 533				\$ 533
Borges & Mahoney									\$ 533				\$ 533
Fuel and Proxares	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 666	\$ 7,995
7220 AAA Sweeping	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 5,117
A-C Electric Company	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 9,594
Central States/AAA Quality	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 267	\$ 1,068
Electric Motor/Alised Elec.													\$ 800
Borges & Mahoney	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 267
Valley Pipe Supply													\$ 1,066
Hech Company													\$ 267
Truck Mileage	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 8,528
Sewer System Overflow (SSO Monthly Repose)	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 1,242
Misc.	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 1,294	\$ 15,525
7250 Memberships	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 1,066
7265 Office Expense													\$ 107
7268 Postage													\$ 2,159
7287 PeopleSoft Financial Program													\$ 1,066
7285 Audits/Financial Statement (Consultant)													\$ 2,159
County Counsel													\$ 1,066
4368-Field	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 6,219	\$ 74,623
4368-Office & Priorates	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 4,442	\$ 53,302
4360-Resources	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 3,731
4367-General Ledger Accounting	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 6,396
Twining Laboratories	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 533	\$ 6,396
Engineer (Cost Analysis)									\$ 2,132	\$ 2,132	\$ 2,132	\$ 2,132	\$ 10,681
Prop 218/Public Migs.									\$ 1,164	\$ 1,164	\$ 1,164	\$ 1,164	\$ 6,944
Misc.	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 640
7225 Publications and Legal Notices													\$ 107
7400 Drinking Water Permit													\$ 442
Waste Discharge Requirements													\$ 1,859
Misc.	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 533
7430 Streetlighting	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 6,023	\$ 2,345
Water Sewer	\$ 72,338	\$ 68,161	\$ 52,031	\$ 43,048	\$ 27,292	\$ 46,483	\$ 27,292	\$ 35,956	\$ 29,493	\$ 43,781	\$ 45,144	\$ 63,327	\$ 73,272
Total Expenditures	\$ 72,338	\$ 68,161	\$ 52,031	\$ 43,048	\$ 27,292	\$ 46,483	\$ 27,292	\$ 35,956	\$ 29,493	\$ 43,781	\$ 45,144	\$ 63,327	\$ 73,272
Revenues:													
Interest Income	\$ 402	\$ 11,928	\$ 5,148	\$ 12,058	\$ 5,203	\$ 12,184	\$ 5,258	\$ 13,312	\$ 5,313	\$ 12,441	\$ 5,368	\$ 12,509	\$ 104,875
SFR User Fees (92-98 connections)	\$ 5,094	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 39,926	\$ 239,568
Golf Course User Fee													\$ 175,364
SFR Assessment (O&M for 156 Units)													\$ 45,719
Golf Course Assessment (O&M)													\$ 78,870
Bulk Lot Assessment													\$ 30,659
SFR Assessment (Reserves for 158 Units)													\$ 28,329
Golf Course Assessment (Reserves)													\$ 7,091
Bulk Lot Assessment (Reserves)													\$ 13,744
Property Owner Deposit													\$ 52,497
Property Owner Reimbursement													\$ 702,464
Total Revenues	\$ 5,496	\$ 51,856	\$ 5,148	\$ 6,523	\$ 5,203	\$ 230,028	\$ (8,348)	\$ 52,240	\$ 145,126	\$ 52,722	\$ 41,072	\$ 52,497	\$ 702,464
Ending Cash Balance	\$ 83,514	\$ 66,188	\$ 18,505	\$ 41,279	\$ (0)	\$ 203,336	\$ 159,023	\$ 181,770	\$ 286,104	\$ 283,682	\$ 271,227	\$ 250,451	\$ 250,451

*Expenditures Assume 3.5% Inflation for FY 09-10.

Appendix ii (Page 4)

Draft Cash Flow - CSA 34A
Original completed 11/15/2007 pdh (revised 11/29/07)

	7/1/10	8/1/10	9/1/10	10/1/10	11/1/10	12/1/10	1/1/11	2/1/11	3/1/11	4/1/11	5/1/11	6/1/11	6/30/11
Cash on Hand	\$ 250,451	\$ 183,150	\$ 162,916	\$ 117,685	\$ 126,782	\$ 84,532	\$ 287,654	\$ 256,623	\$ 279,209	\$ 382,980	\$ 390,590	\$ 367,571	\$ 346,871
*Expenditures:													
7019 CSA 34A FID Contract 2007													
7019 CSA 34A FID Contract 2008													
Arvin Edison Exchange Agreement	\$ 49,200	\$ 46,250	\$ 29,900	\$ 17,450	\$ 6,600	\$ 4,200	\$ 2,800	\$ 2,200	\$ 11,300	\$ 18,650	\$ 37,300	\$ 48,150	\$ 276,000
State Water Rights Fee													\$ 1,025
Waterfall Pump Station Lic.													\$ 500
Flaming LTRID Admin.													\$ 4,739
7040 Telephones	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 552
7101 Insurance													\$ 2,738
7205 Misc.	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 46	\$ 552
Chem Quip/Helent Chem	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 368	\$ 4,413
Cummins West													\$ 1,655
Borges & Mahoney													\$ 552
Fuel and Prorates	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 690	\$ 8,275
7220 AAA Sweepings	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 5,296
A-C Electric Company	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 828	\$ 9,930
Central State/AAA Quality	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 276	\$ 1,103
Electric Motor/Allied Elec.													\$ 628
Borges & Mahoney	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 1,103
Valley Pipe Supply													\$ 276
Hach Company	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 711	\$ 8,528
Truck Mileage	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 107	\$ 1,285
Sewer System Overflow (SSO Monthly Reports)	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 1,339	\$ 18,068
Misc.													\$ 56
7250 Memberships	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 1,103
7265 Office Expense													\$ 110
7286 Postage													\$ 13,240
7287 PeopleSoft Financial Program													\$ 2,239
7295 Audits/Financial Statement (Consultant)													\$ 1,103
County Counsel	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 6,436	\$ 77,235
4368-Field	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 4,597	\$ 55,188
4368-Office & Prorates	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 3,862
4365-Resources	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 6,620
4367-General Ledger Accounting	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 6,620
Twining Laboratories													\$ 11,034
Engineer (Cost Analysis)													\$ 7,228
Prop 218/Public Mfg.	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 662
Misc.													\$ 457
7325 Publications and Legal Notices													\$ 1,924
7400 Drinking Water Permit													\$ 552
Waste Discharge Requirements													\$ 2,427
Misc.	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 202	\$ 74,808
7430 Streetlighting	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 6,234	\$ 74,808
Water Sewer	\$ 73,185	\$ 69,969	\$ 53,609	\$ 43,919	\$ 47,784	\$ 28,075	\$ 37,101	\$ 30,424	\$ 44,584	\$ 46,046	\$ 64,430	\$ 74,167	\$ 613,375
Total Expenditures													
Revenues:													
Interest Income	\$ 460	\$ 12,697	\$ 5,478	\$ 263	\$ 5,533	\$ 12,954	\$ 5,580	\$ 13,082	\$ 5,943	\$ 13,210	\$ 5,698	\$ 13,338	\$ 111,471
SFR User Fees (98-104 connections)	\$ 5,423	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 38,928	\$ 239,568
Golf Course User Fee													\$ 176,364
SFR Assessment (O&M for 158 Units)													\$ 43,719
Golf Course Assessment (O&M)													\$ 70,870
Bulk Lot Assessment													\$ 30,659
SFR Assessment (Reserves for 158 Units)													\$ 28,329
Golf Course Assessment (Reserves)													\$ 7,091
Bulk Lot Assessment (Reserves)													\$ 709,584
Total Revenues	\$ 5,883	\$ 52,625	\$ 5,478	\$ 63,017	\$ 5,533	\$ 23,338	\$ 5,870	\$ 53,010	\$ 48,458	\$ 53,657	\$ 41,401	\$ 53,266	\$ 709,584
Ending Cash Balance	\$ 183,150	\$ 162,816	\$ 117,685	\$ 126,782	\$ 84,532	\$ 287,654	\$ 256,623	\$ 279,209	\$ 382,980	\$ 390,590	\$ 367,571	\$ 346,871	

*Expenditures Assume 3.5% Inflation for FY 10-11.

Appendix ii (Page 5)

Draft Cash Flow - CSA 34A
Original completed 11/15/2007.pdf (revised 11/28/07)

	7/1/11	8/1/11	9/1/11	10/1/11	11/1/11	12/1/11	1/1/12	2/1/12	3/1/12	4/1/12	5/1/12	6/1/12	7/1/12	8/1/12	9/30/12
Cash on Hand	\$ 346,671	\$ 279,023	\$ 261,628	\$ 212,997	\$ 222,100	\$ 178,808	\$ 382,064	\$ 350,122	\$ 372,488	\$ 475,642	\$ 483,220	\$ 459,562	\$ -	\$ -	\$ 438,540
Expenditures:															
7010 CSA 34A FID Contract 2007															
7010 CSA 34A FID Contract 2008															
Arlo Edison Exchange Agreement	\$ 49,200	\$ 46,250	\$ 29,900	\$ 17,450	\$ 8,600	\$ 4,200	\$ 2,800	\$ 2,200	\$ 11,300	\$ 18,650	\$ 37,300	\$ 48,150	\$ -	\$ -	\$ 276,000
State Water Rights Fee									\$ 1,025						\$ 1,025
Winchell Pump Station Lic.									\$ 4,739						\$ 4,739
Filing LRID Admn.									\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 571
7040 Telephone									\$ 2,855						\$ 2,855
7101 Insurance									\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 571
7205 Misc.	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 4,568
Chem Quip/Helm Chem															
Cummins West															
Boppes & Mahoney															
Field and Proxas															
7220 AAA Sweeping	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 714	\$ 8,565
A-C Electric Company	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 457	\$ 5,482
Central State/AAA Quality	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 10,278
Electric Motor/Allied Elec.	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 1,142
Borgas & Mahoney															
Valley Pipe Supply	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 286
Hach Company															
Truck Mileage	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 736	\$ 9,827
Sewer System Overflow (see Weekly Reports)	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 1,530
Misc.	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 1,386	\$ 16,631
7250 Memberships															
7265 Office Expense	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 1,142
7288 Postage															
7287 Peoplesoft Financial Program															
7295 Auditor/Financial Statement (Consultant)															
County Counsel															
4368-Field	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 6,662	\$ 79,839
4368-Office & Proxas	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 4,758	\$ 57,099
4360-Resources	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ 3,997
4367-General Ledger Accounting	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 6,852
Twining Laboratories	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571	\$ 6,852
Engineer (Cost Analysis)															
Prop 216/Public Mfgs.															
Misc.	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 685
7325 Publications and Legal Notices															
7400 Drinking Water Permit															
Waste Discharge Requirements															
Misc.	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 2,512
7430 Streetlighting	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 77,428
Water Sewer	\$ 74,024	\$ 70,789	\$ 54,439	\$ 44,646	\$ 49,156	\$ 28,811	\$ 38,302	\$ 31,412	\$ 45,938	\$ 47,905	\$ 65,370	\$ 75,078	\$ -	\$ -	\$ 624,964
Total Expenditures	\$ 623	\$ 13,467	\$ 5,808	\$ 13,995	\$ 5,863	\$ 178,808	\$ 382,064	\$ 350,122	\$ 372,488	\$ 475,642	\$ 483,220	\$ 459,562	\$ -	\$ -	\$ 438,540
Revenues:															
Interest Income	\$ 623	\$ -	\$ -	\$ 425	\$ -	\$ -	\$ 442	\$ -	\$ -	\$ -	\$ 676	\$ -	\$ -	\$ -	\$ 2,167
SFR User Fees (104-110 connections)	\$ 5,753	\$ 13,467	\$ 5,808	\$ 13,995	\$ 5,863	\$ 13,723	\$ 5,918	\$ 13,851	\$ 5,873	\$ 13,880	\$ 13,880	\$ 14,108	\$ -	\$ -	\$ 116,067
Golf Course User Fee		\$ 39,928		\$ 39,928		\$ 39,928		\$ 39,928		\$ 39,928		\$ 39,928		\$ -	\$ 339,568
SFR Assessment (O&M for 158 Units)															
SFR Assessment (O&M for 168 Units)															
Bulk Lot Assessment															
SFR Assessment (Reserves for 168 Units)															
Bulk Lot Assessment (Reserves)															
Bulk Lot Assessment (Reserves)															
Total Revenues	\$ 6,376	\$ 53,395	\$ 5,808	\$ 53,845	\$ 5,863	\$ 232,167	\$ 6,380	\$ 53,779	\$ 148,786	\$ 54,558	\$ 41,731	\$ 54,036	\$ -	\$ -	\$ 716,833
Ending Cash Balance	\$ 279,023	\$ 261,628	\$ 212,997	\$ 222,100	\$ 178,808	\$ 382,064	\$ 350,122	\$ 372,488	\$ 475,642	\$ 483,220	\$ 459,562	\$ -	\$ -	\$ -	\$ 438,540

*Expenditures Assume 3.5% Inflation for FY 11-12.

NOTICE OF HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO ON PROPOSED INCREASED ASSESSMENTS FOR COUNTY SERVICE AREA NO. 34, ZONE "A"

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS of the County of Fresno has fixed Tuesday, the 4th day of March, 2008, at the hour of 2:00 P.M., in the meeting chambers of said Board of Supervisors, Room 301, Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721, as the time and place for holding a public protest hearing upon the question of increasing an assessment on real property for maintenance services benefiting lots in Zone A of County Service Area No. 34. At its regular meeting on January 15, 2008, the Board of Supervisors adopted the following Resolution of Intention, which is set forth in full:

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO STATE OF CALIFORNIA

IN THE MATTER OF)
COUNTY SERVICE AREA)
NO. 34 ZONE "A")

RESOLUTION OF INTENTION TO INCREASE ASSESSMENTS ON REAL PROPERTY IN COUNTY SERVICE AREA NO 34, ZONE "A"

WHEREAS, this County Service Area in CSA No. 34-A requires these assessments be increased to cover the costs of its operations and maintenance; and
WHEREAS, assessments have not been increased since 1989; and
WHEREAS, the Board of Supervisors of the County of Fresno (Board) has caused to be prepared and, on this date, has received for filing with the Clerk to this Board a written Engineer's Report, prepared by a registered professional engineer certified by the State of California, which pursuant to Article XIID, Section 4 of the California Constitution, supports assessments on property within County Service Area No. 34, Zone "A"; and

WHEREAS, the Engineer's Report contains all of the following pursuant to Article XIID, Section 4 of the California Constitution:

- A. Identifies and describes all parcels which have a special benefit conferred on them and on which an assessment will be imposed.
- B. Determines the proportionate special benefit derived by each identified parcel in relationship to the entirety of the cost operations and maintenance services to be provided by County Service Area No. 34, Zone "A".
- C. Determines that no assessment is imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- D. Determines that only special benefits are assessed and that general benefits have been separated from special benefits conferred on each parcel.
- E. Determines that no parcel owned by any agency, the State of California or the United States, but not identified and described above, receives any special benefit from the proposed assessment; and

WHEREAS, after considering the Engineer's Report and pursuant to Government Code Section 25210.1 and following, it is the intention of the Board to consider levying an increased level of assessments on real property within County Service Area No. 34, Zone "A", a yearly assessment will be levied upon all parcels

within the area of the County Service Area No. 34, Zone "A" Zone of Benefit to pay for the maintenance and operations of the services provided by CSA No. 34-A; and

WHEREAS, the Board will conduct a public hearing on the establishment of the proposed increased level of assessments in accordance with Proposition 218.

NOW, THEREFORE, BE IT RESOLVED by the Board that each of the foregoing recitals is true and correct.

BE IT FURTHER RESOLVED that the Board declares its intention under Article XIID, Section 4 of the California Constitution, to consider levying an increased level of assessments for the maintenance and operations of said benefiting parcels within Brighton Crest upon real property within the territory included in County Service Area No. 34, Zone "A", that territory being more particularly shown and described on Exhibit A attached hereto and incorporated herein by reference, for the fiscal year 2008-2009 and each year thereafter at a rate of assessment not to exceed the following:

A. The assessment rate for water, sewer, street lighting and street sweeping services shall be:

- 1) For the residential recorded lots, the guard shack, and restroom the assessment rate shall be \$1,310.27 annually each;
- 2) for the clubhouse (2 edus), the assessment rate shall be \$2,620.54 annually;
- 3) for the golf course, the assessment rate shall be \$72,048.00 annually; and
- 4) for the unrecorded lots within 6 bulk lots the assessment rate shall be \$293.09 annually for each unrecorded lot; and
- 5) there is no inflation rate.

B. The assessment rate for reimbursing the developer for the wastewater plant connections shall be:

- 1) \$570.00 annually for each of the current 153 recorded residential lots for ten (10) years.
- 2) There is no inflation rate.

C. The assessment is proportional to the special benefit derived by each identified parcel in relationship to the entirety of the cost of the property related road maintenance service being provided. No assessment exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

BE IT FURTHER RESOLVED that the Board shall conduct a public protest hearing at 2:00 P.M. (or as soon thereafter as circumstances permit) on March 4, 2008, in the meeting chambers of the Board, Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721, regarding the proposed increased level of assessment for the maintenance and operations of benefiting parcels within Brighton Crest.

BE IT FURTHER RESOLVED that the Board designates the Resources Manager, Resources Division, Department of Public Works and Planning of the County of Fresno as the person to answer inquiries regarding the protest proceedings.

BE IT FURTHER RESOLVED that the Board directs the Clerk to the Board to give notice of the public protest hearing as follows:

A. Pursuant to Government Code Section 25210.16, the Clerk shall publish a notice of the hearing pursuant to Government Code Section 6061 in a newspaper of general circulation published in the County. Publication shall be complete at least seven days prior to the date of the public hearing and the notice shall contain the text of this Resolution of Intention, state the time and place for the hearing, and state that at the hearing the testimony of all interested persons or taxpayers for or against the assessments revision shall be heard.

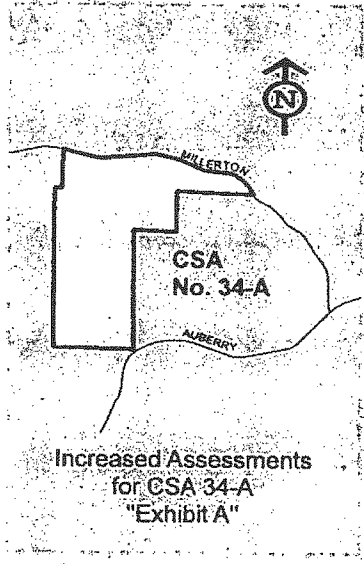
B. Pursuant to Subsections (c), (d) and (e) of Article XIID, Section 4 of the California Constitution, the Clerk shall cause a copy of the Notice of Filing of the Engineer's Report with said Clerk, and of the time, date and place of the public hearing on the proposed assessment to be mailed to each record owner of property whose property would be subject to the assessment. This notice shall be mailed at least 45 days before the public protest hearing set herein, by name to those persons whose name and address appear on the last equalized assessment roll or as otherwise known to the Clerk. The notice shall specify to the record owner of each identified parcel the amount of the proposed revised assessments, the total amount of assessments chargeable to CSA No. 34-A, the amount chargeable to the record owner's particular parcel, the duration of the payments, the reason for such revised assessments and the basis upon which the amount of the proposed revised assessments was calculated, together with the date, time, and location of the public hearing on the proposed increase of assessments. Each notice shall also include, in a conspicuous place thereon, a summary of the procedures applicable to the completion, return and tabulation of the ballots required by law, including a disclosure statement that the existence of a majority protest will result in the assessment not being imposed. Each such notice shall contain a ballot, which includes the agency's address for receipt of the ballot once completed, whereby each such record owner may indicate his/her name, a reasonable identification of his/her parcel, and support or opposition to the proposed revised assessments.

BE IT FURTHER RESOLVED that the Board will follow majority protest procedures as required by current law to determine whether a "majority protest" exists at the close of the public hearing of protests, summarized as follows:

The Property Owner Ballot Procedure - As required by Section 4 of Article XIID of the California Constitution, a Property Owner Ballot must be enclosed with the notice, along with a self-addressed return envelope by which the ballot may be returned to the Clerk to the Board. This ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed revised assessments. The ballot form instructions will describe the alternative methods for submitting the ballot either by mail, which may be done using an enclosed envelope, or by personal delivery, either prior to or at the time of the public protest hearing. A property owner assessment ballot, may be submitted, changed or withdrawn, in writing, by the person who submitted the ballot, at any time prior to the conclusion of testimony at the public hearing.

Immediately following the close of the public protest hearing, the returned ballots will be tabulated, both in support of and in opposition to the revised assessments, with ballots being weighted in accordance with the amount of the proposed revised assessments, and the results will be announced; providing that, in the event the Clerk requires opportunity to determine whether any ballot has been properly signed by an owner or authorized representative of any owner, the Board reserves the right to continue the matter of announcing results to provide the Clerk with such opportunity.

In the event that ballots in opposition exceed ballots in support, there will be a "majority protest", and the Board will be precluded from proceeding with the proposed revised assessment.



**NOTICE OF PUBLIC PROTEST HEARING,
AND BALLOT PROCEDURE
FOR PROPOSED INCREASED ASSESSMENTS
FOR COUNTY SERVICE AREA NO. 34, ZONE "A"**

Pursuant to the provisions of Section 4 of Article XIID of the California Constitution and California Government Code Section 25210.1, **NOTICE IS HEREBY GIVEN AS FOLLOWS:**

1. At 2:00 P.M. (or as soon thereafter as circumstances permit) on March 4, 2008 in the meeting chambers of the Board of Supervisors of the County of Fresno (Board) located at 2281 Tulare Street, Third Floor, Fresno, California 93721, the Board will conduct a public protest hearing to present information respecting the following:
 - (a) The proposed Engineer's Report supporting the increased assessments for operations and maintenance of water, sewer, street lighting and street sweeping services benefiting parcels within County Service Area No. 34, Zone "A" (CSA No. 34-A);
 - (b) The amount of the revised assessment proposed to be levied upon the benefited parcels;
 - (c) The method or formula by which benefit has been determined and
 - (d) To hear public testimony concerning the proposed assessment(s), whose boundaries include the territory which is shown on Exhibit "A" attached to this Notice.

2. The services to be provided benefiting parcels within CSA No. 34-A is the subject of the proposed assessment and is described in the Engineer's Report on file with the County of Fresno Clerk to the Board located at the County of Fresno Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721. The estimated cost and expense to be assessed to the benefited parcels includes the costs to maintain and operate the water, sewer, street lighting, and street sweeping systems within CSA No. 34-A and includes the cost for the County to administer the budget.

The water, sewer, street lighting, and street sweeping services and the estimated costs are described in detail in the Engineer's Report, and interested persons are referred to the Clerk to the Board of Supervisors' office to examine the Engineer's Report for further information.

3. The maximum total cost and expense of the proposed operations and maintenance service assessments chargeable to all of the area within CSA No. 34-A that may be levied in each year and the rate of assessment each year for the parcels within CSA No. 34-A, that will benefit from the operation and maintenance services are as follows:
 - A. The assessment rate for water, sewer, street lighting and street sweeping services shall be:
 - (1) For the residential recorded lots, the guard shack, and restroom the assessment rate shall be \$1,310.27 annually each;
 - (2) for the clubhouse (2 edus), the assessment rate shall be \$2,620.54 annually;
 - (3) for the golf course, the assessment rate shall be \$72,048.00 annually; and

(4) for the unrecorded lots within 6 bulk lots the assessment rate shall be \$293.09 annually for each unrecorded lot; and

(5) there is no inflation rate.

B. The assessment rate for reimbursing the developer for the wastewater plant connections shall be:

(1) \$570.00 annually for each of the current 153 recorded residential lots for ten (10) years.

(2) There is no inflation rate.

The proposed yearly assessment rate and budget for the maintenance and operations services within CSA No. 34-A were prepared by the Department staff and reviewed with the Developer and Homeowners' Associations (HOA), the future property owners may work with County staff to modify the yearly assessment level and budget.

The reason that an increased assessment is proposed for your parcel is that the operations and maintenance services must be provided for the parcels within CSA No. 34-A. Based on this requirement, the Board of Supervisors has determined that your parcel or parcels is/are specially benefited by the operations and maintenance service to be provided.

The basis upon which the amount of the proposed increased assessment was calculated was determined by a budget and maintenance plan prepared by the Department staff and reviewed with the Developer and (HOAs) stating the yearly operations and maintenance costs, County yearly administrative costs and liability insurance costs to provide the level of maintenance service required by CSA No. 34-A. The assessment is proportional to the special benefit derived by your parcel(s) in relationship to the entirety of the cost of the proposed operations and maintenance service to be provided. No assessment exceeds the reasonable cost of the proportional special benefit conferred on each parcel.

Reference is made to the Engineer's Report for a more detailed statement of the formula or method of allocating the estimated costs and expenses for the proposed operations and maintenance service in proportion to the estimated benefit to be received by your parcel(s).

4. For further particulars, you may refer to the Resolution of Intention and the Engineer's Report, both of which are on file with the Clerk to the Board of Supervisors. Inquires concerning the assessment proceedings will be answered by Ray Ramirez, Principal Analyst, Resources Division, County of Fresno Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor (mailing address) Sixth Floor (office), Fresno, California 93721, telephone (559) 262-4259.
5. The Board of Supervisors will follow majority protest procedures as required by current law to determine whether a "majority protest" exists at the close of the public hearing of protests, summarized as follows:

The Property Owner Assessment Ballot Procedure - As required by Section 4 of Article XIID of the California Constitution, a Property Owner Assessment Ballot must be enclosed with the notice, along with a self-addressed return envelope by which the assessment ballot may be returned to the Clerk to the Board of Supervisors. This assessment ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment(s). The assessment ballot instructions will describe the alternative

methods for submitting the assessment ballot either by mail or by personal delivery, either prior to or at the time of the public protest hearing.

Immediately following the close of the public protest hearing, the returned assessment ballots will be tabulated, both in support of and in opposition to the assessment(s), with assessment ballots being weighted in accordance with the amount of the proposed assessment(s), and the results will be announced; providing that, in the event the Clerk requires opportunity to determine whether any assessment ballot has been properly signed by an owner or authorized representative of any owner, the Board reserves the right to continue the matter of announcing results to provide the Clerk with such opportunity.

In the event that assessment ballots in opposition exceed assessment ballots in support, there will be a "majority protest", and the Board of Supervisors will be precluded from proceeding with the proposed increased level of assessment(s).

All written protests must be filed with the Clerk to the Board of Supervisors at or before the time fixed for the public protest hearing. Written protests from registered voters, property owners, taxpayers or other interested parties may be withdrawn in writing at any time prior to the conclusion of the hearing.

Property owners wishing to preserve the opportunity to file a lawsuit challenging the proposed increased level of assessment, if levied, must file a written protest and state therein the specific grounds of protest. Any grounds of protest not stated in a written protest filed prior to the close of the public protest hearing are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.

The validity of the assessment announced by the Board of Supervisors shall not be contested in any action or proceeding unless the action or proceeding is commenced within thirty days after the assessment is announced and adopted (Fresno County Ordinance Code Section 4.28.040).

6. The existence of a majority protest as defined in Section 4(e) of Article XIID of the California Constitution shall result in no increased level of assessment being levied.

Dated: 1/15/08

Bernice E. Seidel, Clerk to the Board of Supervisors,
County of Fresno

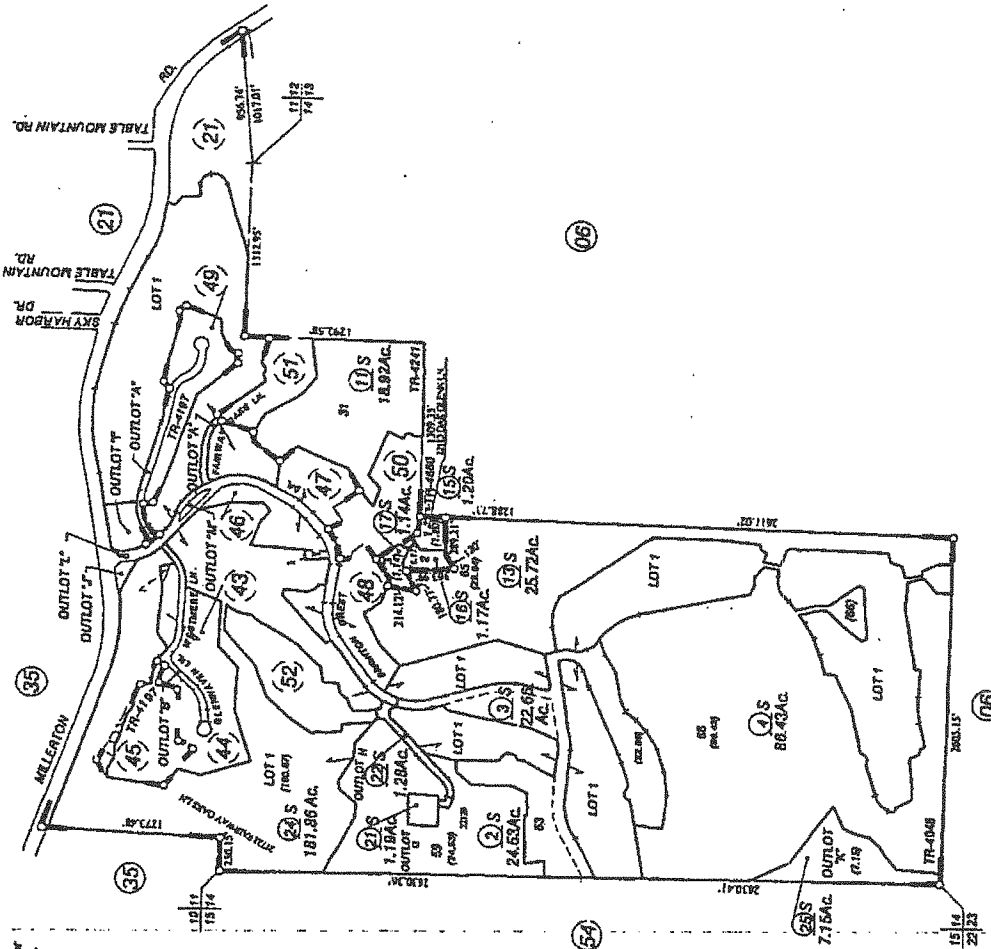
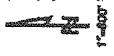
By:  _____
Deputy

EXHIBIT - A
Boundaries of CSA 34-A

300-42

Tax Rate Area

SUBDIVIDED LAND IN POR. SECS. 11, 12 & 14, T. 11S., R. 21E., M.D.B.&M.



Tract No. 4048 - Plat Bk. 49, Pgs. 61-79
 Tract No. 4197 - Plat Bk. 50, Pgs. 57-64
 Tract No. 4241 - Plat Bk. 55, Pgs. 93-100
 Tract No. 4660 - Plat Bk. 58, Pgs. 1-3

NOTE - Assessor's Block Numbers Shown in Ellipse.
 Assessor's Parcel Numbers Shown in Circle.

Assessor's Map Bk. 300 - Pg. 42
 County of Fresno, Calif.

NOTE
 This map is for Assessment purposes only.
 It is not to be construed as conveying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

COUNTY OF FRESNO
BOARD OF SUPERVISORS

IMPORTANT - PROPERTY OWNER ASSESSMENT BALLOT

1. ASSESSMENT BALLOT INSTRUCTIONS

This ballot is for the use of the property owner of the parcel(s) identified below, which parcel(s) is/are located within the boundaries of Zone "A" of County Service Area No. 34, (CSA No. 34-A) which has been proposed for the operations and maintenance of water, sewer, streetlighting, and street sweeping services benefitting parcels within CSA No. 34-A. Please advise the County of Fresno Clerk to the Board of Supervisors at (559) 488-3529 if the name set forth on the assessment ballot is incorrect or if you are no longer the owner of this parcel or parcels.

The enclosed assessment ballot form must be used to express either your support or opposition to the proposed assessment. In order to be counted, the enclosed assessment ballot form must be signed by an owner or, if the owner is not an individual, by an authorized representative of the owners. The signed assessment ballot form must be delivered to the County of Fresno Clerk to the Board of Supervisors, either by mail or in person, as follows:

Mail Delivery:

If by mail, place in the return self addressed stamped envelope provided and place in the mail not later than February 19, 2008, two calendar weeks prior to the protest hearing scheduled for March 4, 2008. Mailing later than February 19, 2008, creates the risk that the assessment ballot may not be received in time to be counted.

Personal Delivery:

If in person, to the Clerk to the Board of Supervisors at any time up to 2:00 P.M. on March 4, 2008, at the Clerk's office at the County of Fresno Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721, or at the protest hearing itself on that date in the meeting chambers of the Board of Supervisors, County of Fresno Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721.

However delivered, the assessment ballot must be received by the Clerk to the Board of Supervisors prior to the close of public testimony at the hearing, in order to be counted.

THE USE OF THIS ASSESSMENT BALLOT IS TO APPROVE OR DISAPPROVE THE IMPOSITION OF AN ASSESSMENT ONLY. THE ASSESSMENT BALLOT IS NOT A "WRITTEN PROTEST" FORM. IF YOU WISH TO STATE YOUR OBJECTIONS TO THE PROPOSED ASSESSMENT, YOU MAY DO SO VERBALLY AT THE HEARING, OR IN WRITING ON A SEPARATE SHEET OF PAPER MAILED OR DELIVERED SEPARATELY TO THE CLERK. AN ASSESSMENT BALLOT MAY BE SUBMITTED, CHANGED OR WITHDRAWN, IN WRITING, BY THE PERSON WHO SUBMITTED THE BALLOT, AT ANY TIME PRIOR TO THE CONCLUSION OF TESTIMONY AT THE PUBLIC HEARING.

2. ASSESSMENT BALLOT

**TO CAST THIS ASSESSMENT BALLOT RETURN THIS ENTIRE PAGE
IN THE ENCLOSED SELF ADDRESSED STAMPED ENVELOPE**

**TAX PARCEL NUMBER(s):
Record Owner(s):**

Address:

VOTES CAST: One Vote, ___% of Assessment

ASSESSMENT BALLOT MEASURE

Shall the Board of Supervisors of the County of Fresno be authorized each year to levy an increased assessment for the operation and maintenance of water, sewer, streetlighting, and street sweeping services benefitting parcels within CSA No. 34-A.

YES _____

NO _____

I, the undersigned, declare that I am an owner authorized to cast all the votes for the parcel or parcels identified by the Tax Parcel Number(s) set forth above as (1) sole owner, (2) an owner acting on behalf of a spouse who holds a community property interest, all joint tenants, or all tenants in common, (3) a general partner or legal representative of a corporate general partner, or (4) a legal representative of a corporate landowner, trust or estate.

I declare under penalty of perjury that this declaration made this _____ day of _____, 2008, in _____ County, California, is true and correct.

Signature

Print Name

Note: This assessment ballot must be completed and returned, whether "yes" or "no." Only those assessment ballots completed and returned are counted in an Article XIID, Section 4, assessment ballot procedure. The value of assessment ballots shall be weighted in proportion to the amount of the proposed assessment attributable to each parcel, and shall be tabulated accordingly at the conclusion of the public hearing. If a majority of the weighted assessment ballots received by the end of the public hearing are against the proposal, the assessment will not be levied.