

REPORT TO THE BOARD OF SUPERVISORS  
COUNTY OF FRESNO

COUNTY SERVICE AREA 34, ZONE "B"  
VENTANA HILLS

FISCAL YEAR 2022-23

Submitted By:  
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:  
RESOURCES DIVISION

June 2022

## 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 located in the Millerton New Town Area. The tract contains 91 parcels of which 13 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 1<sup>st</sup> 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 20-21, only 12 of the 91 recorded lots were developed and one additional lot is currently 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 2022 - 2023

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

ACCOUNT	BUDGET FY 2021-2022	ESTIMATED EXPENSES FY 2021-2022	PROPOSED BUDGET FY 2022-2023
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**Services & Supplies**

07101 LIABILITY INSURANCE	\$215	\$248	\$255
07205 MAINTENANCE-EQUIPMENT	\$15,350	\$10,958	\$14,150
07220 MAINTENANCE-BUILDINGS & GR	\$2,600	\$1,550	\$1,650
07250 MEMBERSHIPS	\$150	\$150	\$150
07268 POSTAGE	\$150	\$101	\$103
07287 PEOPLESOFT FINANCIAL CHARGE	\$1,814	\$1,411	\$1,504
07295 PROFESSIONAL & SPECIALIZED S	\$18,392	\$20,470	\$20,604
07430 UTILITIES	\$11,837	\$13,048	\$13,831
<b>Services &amp; Supplies Subtotals</b>	\$50,508	\$47,936	\$52,247
<b>TOTAL EXPENDITURES:</b>	\$50,508	\$47,936	\$52,247

**Increase to Reserves**

**Total Budget (Total Expenditures + New Reserves)**

**Revenues**

**Ending Reserves/Designations 6/30/23**

\$0
\$52,247
\$25,275
\$22,038

Drafted By \_\_\_\_\_ Approved By \_\_\_\_\_

CSA 34B

METHOD OF FINANCING  
2022-2023 FISCAL YEAR

BOOK NAME: 0  
AUDITOR CODE: 6407

BUDGET: 9255  
FUND: 0830  
SUBCLASS: 16211

ESTIMATED FUND BALANCE: June 30, 2022			
A. FUNDS IN COUNTY TREASURY		\$49,010	
B. LESS WARRANTS OUTSTANDING		\$0	
C. LESS RESERVES/DESIGNATIONS		\$49,010	
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1. \$0
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2. \$26,972

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

5068 Subdivider Financing	\$0
4986 Water Meter Installation Fees	\$0
3380 Interest	\$420

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	
Overuse Rate	1	\$2,200.24	\$183.35	\$2,200.24	
Water-Irrigation	13	\$786.72	\$65.56	\$10,227.36	
Water-Residence	13	\$786.72	\$65.56	\$10,227.36	
TOTAL REVENUES FROM		OTHER CHARGES FOR CURR SERVS		\$24,855.20	
			TOTAL:	\$24,855	

ESTIMATED TOTAL CURRENT REVENUES \$25,275

TOTAL FUNDS FOR FISCAL YEAR 2022-2023 \$52,247

Drafted By \_\_\_\_\_ Approved By \_\_\_\_\_