

City of Coachella
Engineer's Annual Levy Report
Landscaping and Lighting Maintenance
Assessment Districts 1 through 38
Fiscal Year 2021/2022

Preliminary Engineer's Report



Public Hearing: June 23, 2021

City of Coachella
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I. Overview

A. Introduction

The City of Coachella (“City”) annually levies and collects special assessments in order to maintain the improvements within the City’s thirty-eight (38) Landscaping and Lighting Maintenance Districts (“Districts”). The Districts were formed in various years starting in 1980 and levied annually pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highway Code (“Act”).

This Engineer’s Annual Levy Report (“Report”) describes the various Districts, any changes to the Districts, and the proposed assessments for Fiscal Year 2021/2022. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide a direct and special benefit to properties within each District. The various improvements within the District, and the costs of those improvements, are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves. Each parcel within a District is assessed proportionately for only those improvements provided in that District, and for which the parcel receives benefit.

Following consideration of all public comments, and written protests at a noticed public hearing, and final review of the Engineer’s Reports, the City Council will determine if a majority protest exists and may order amendments to the Report, or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the City Council may then order the levy and collection of assessments for Fiscal Year 2021/2022, pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each parcel in Fiscal year 2021/2022.

B. Review of Districts Formation

On November 5, 1996, California voters approved Proposition 218. The provisions of Proposition 218, now Constitutional Article XIII C and XIII D (“Measure”), are summarized in general areas:

1. Strengthens the general and special tax provisions of Proposition 13, and Proposition 62.
2. Extends the initiative process to all local taxes, assessments, fees and charges.
3. Adds substantive and procedural requirements for assessments.
4. Adds substantive and procedural requirements for property related fees and charges.

The provisions of the measure established specific restrictions on assessments, and the application of those assessments. Beginning July 1, 1997, all new and existing assessments (with

some exceptions) were to comply with the new substantive and procedural requirements of the Measure. Results of a review of the formation of the existing and proposed Districts are summarized in the following table.

City of Coachella Landscape and Lighting Maintenance Districts

Table 1

District Name	District Number	Number Of Parcels	Approval Date
Lewis Homes - Tract Numbers 14664-1, 14664-2, 14664, & 17892	1	127	9/16/1980
Peacock Palms – Tract Numbers 14472 & 15976	2	130	6/16/1980
Buena Vista Homes – Tract Numbers 14675, 18317, & 28074	3	181	9/16/1980
Palm Desert Development – Tract Numbers 18632-1, 18632-2 & 18632	4	66	6/2/1987
Palmeras Mobile Home Park – Tract Number 26370 – Dissolved March 2013	5	122	7/17/1991
Fiesta Homes – Tract Numbers 23911-1, 23911-2, & 23911	6	171	8/7/1991
La Paz Homes I – Tract Numbers 26467-3, 26467-2, 26467-1, 26467, 26639-1, & 26639	7	161	8/7/1991
La Ponderosa Homes – Tract Numbers 24299-1 & 24299	8	138	1/28/1994
Coachella Valley Housing Coalition – Tract Numbers 23408-1, 23408-2, & 23408	9	32	5/4/1994
Plaza Del Sol – Tract Number 26592	10	76	12/21/1994
Loma Vista Homes I– Tract Numbers 22110-1 & 22110-2	11	105	8/2/1995
*La Paz Homes II – Tract Numbers 28374-1, 28374-2, 28374-3, & 28375	12	76	10/17/1996
*Baron-Ziraick – Tract Numbers 28443-1, 28443-2, & 28443	13	168	8/7/1999
*Pueblo De La Paz – Tract Numbers 29071-1, 29071-2, 29071-3, 29071-4, & 29071	14	90	6/14/2000
*Cachanillas – Tract Number 30020	15	48	5/28/2003

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*Tierra Del Sol – Tract Numbers 30582, 30684-1, 30684-2, 30684-3, & 30684	16	556	8/20/2003
*Rancho Las Flores – Tract Number 30498-1	17	163	5/14/2003
*Bella Canto – Tract Number 30728	18	175	6/16/2003
*Paseo De Las Palmas – Tract Numbers 30354-1, 30354	19	126	7/9/2003
*Posada Del Valle – Tract Number 30621-1, 30621	20	81	8/20/2003
*Loma Vista II– Tract Number 22110	21	70	8/20/2003
*Rancho De La Fe – Tract Number 30889	22	120	11/10/2004
*La Colonia I – Tract Number 30871	23	119	11/10/2004
*La Paloma Estates – Tract Numbers 30910-1, 30910-2, 30910	24	291	4/13/2005
*Las Plumas – Tract Number 31376	25	87	6/8/2005
*La Colonia II – Tract Numbers 32074-1, 32074-2, & 32074 – Dissolved June 2013	26	155	6/8/2005
*Rancho Mariposa – Tract Number 30831	27	112	8/1/2005
*La Morada – Tract Number 30830	28	171	8/1/2005
*Somerset – Tract Numbers 31664-1, 31664-2, 31664-3, & 31664	29	153	8/24/2005
*Navarra/Sundate I – Tract Number 31508	30	160	6/28/2006
*Los Jardines – Tract Numbers 31533-1, 31533-2, & 31533	31	265	11/9/2005
*Aventine – Tract Numbers 31551-1 & 31551	32	251	11/29/2006
*Vista Escondida – Tract Number 32264	33	282	2/8/2006
*Tierra Bonita – Tract Number 31158	34	115	2/8/2006
*Bellissima – Tract Number 31978	35	158	9/13/2006
*Valencia – Tract Number 31698	36	108	5/31/2006

*Volk – Tract Number 31550	37	80	11/22/2006
Rancho Cielo – Tract Number 31714	38	150	3/14/2006

*Areas with an asterisk are subject to Consumer Price Index or 3% annual increase for an inflationary factor

All Districts and assessments within the Districts are not subject to the substantive and procedural requirements of the Measure at the current assessment amounts. At the conclusion of the public hearing, the City Council may approve the proposed assessments for each of the Districts, and order the levy and collection of the assessments.

C. General Description of the Districts

The Districts provide maintenance, service, and operation of landscape and lighting improvements, including associated appurtenances located within the public right-of-way, and dedicated landscape easements within each of the various Districts throughout the City.

For Fiscal year 2021/2022 there are thirty-eight (38) distinct benefit Districts identified in Table 1. Each District has specific improvements and services that provide benefit to the parcels within the District. Improvements within the Districts generally include, but are not limited to; landscaped parkways, landscaped recreation/retention areas, perimeter fencing, retention basin fencing, repairs and street lights. The costs associated with the specific improvements in each District are equitably spread among all parcels receiving benefit from the improvements.

II. Method of Apportionment

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance, and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the new amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each District, therefore reflects the composition of the parcels, and the improvements and services provided, to apportion the costs based on estimated benefit to parcels within each District.

In addition, pursuant to Article XIID, Section 4 of the State Constitution, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel, and provides that only special benefits are assessable. Therefore, in compliance with the new assessment requirements, only assessments that are identified as "Special Benefit Assessments" are assessed.

Estimates for materials and miscellaneous expenses included are based on the best available data known at the time the budgets for each District were prepared and the assessment was determined.

B. Benefit Analysis

The method of apportionment (method of assessment) is based on the premise that the assessed parcels within the Districts receive benefit from the improvements maintained and financed by the Districts assessments. The assessments are for the maintenance of local landscape improvements installed as part of the original development of the parcels within each District and approved by property owners at the formation of the District. The desirability of properties within each District is enhanced by the presence of well-maintained landscaping and sufficient lighting in close proximity to those properties.

The improvements provided by the Districts generally include landscaped parkways, entryways, recreation/retention areas, street lighting for pedestrians and vehicles, and any other appurtenant facilities. The annual assessments outlined in this Report are proposed to cover the estimated cost to provide all necessary services, operation, administration, and maintenance required during the year to keep these improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with the local landscaping and lighting improvements are specifically:

- Enhanced desirability of properties through association with the improvements
- Improved aesthetic appeal of properties within the Districts providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, including dust and debris control.
- Increased sense of pride in ownership of property within the Districts resulting from well-maintained improvements associated with the properties.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District though well-maintained surroundings and amenities, including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Districts by moderating temperatures, providing oxygenation and attenuating noise.
- Intersection lighting to maximize illumination and reduce potential vehicular accidents.
- Illumination of walkways and pathways to increase pedestrian foot traffic and facilitate safety.
- Public street lights serving a property provide a variety of benefits to the property
 - Access benefit – public street lights improve ingress and egress from properties from dusk to dawn.
 - Security benefit – public streetlights help reduce vandalism against properties and criminal acts on properties between dusk to dawn.
 - Traffic benefit - Public Street lights improve safety and facilitate the flow traffic to and from properties between dusk to dawn.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the Districts creating a more distinctive and a greater defined quality of life.

C. Assessment Methodology

The various Districts consist of only residential parcels and each parcel shares the benefit equally. In some Districts, not all of the area has been subdivided into the final lot configuration. In those areas where the parcels are subdivided the parcels are assessed based on the number of lots per the approved tentative map.

$$\text{Total Balance to Levy} / \text{Total Lots in District} = \text{Parcel Levy Amount}$$

III. Description of the Districts

The lots and parcels within each of the referenced Districts are shown on the Riverside County Assessor's Parcel Maps and by reference are made part of this report. Attached is Exhibit "A: entitled "City of Coachella Landscaping and Lighting Maintenance District Map" showing the locations of the Districts.

Generally, the work to be performed consists of the maintenance of certain landscaping improvements installed as the City of Coachella's conditions of approval for developments all located within the City of Coachella. Reference is hereby made to the plans and specifications for the landscaping improvements as prepared by the engineer for the various developments and

reviewed and approved by the City Engineer. These plans and specifications show the location and extent of the landscape areas. Said plans and specifications are on file in the City of Coachella and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

A general description of improvements and developments, by District, are as follows:

District No. 1 – Lewis Homes

The District includes all parcels within tract numbers 14664-1, 14664-2, 14664, and 17892, generally located north of Avenue 51 and west of Suncrest Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 2 – Peacock Palms

The District includes all parcels within tract numbers 14472 and 15976, generally located northeast corner of Avenue 50 and Frederick Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 3 – Buena Vista Homes

The District includes all parcels within tract numbers 14675, 18317, and 28074, generally located southwest corner of Avenue 49 and Frederick Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The

sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 4 – Palm Desert Development

The District includes all parcels within tract numbers 18632-1, 18632-2, and 18632, generally located north of Westerfield Way and east and west of Kenmore Street, Coronado Street and Balboa Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 5 – Palmeras Mobile Home Park – Dissolved March 2013

***Landscaping Excluded**

The District includes all parcels within tract number 26370, generally located east of Tyler Street and around Palmeras Circle. The improvements in this tract are maintained by the property owners under an Association (CC&R) with the exception of one (1) street light on the Tyler Street Entrance.

District No. 6 – Fiesta Homes

The District includes all parcels within tract numbers 23911-1, 23911-2, and 23911, generally located southeast corner of Avenue 49 and Van Buren Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 7 – La Paz Homes I

The District includes all parcels within tract numbers 26467-1, 26467-2, 26467-3, 16467-4, 26467, 26639-1, and 26639, generally located south of Avenue 53 and east and west of Calle La Paz and Calle Bonita.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 8 – La Ponderosa Homes

***Landscaping Excluded**

The District includes all parcels within tract numbers 24299-1 and 24299, generally located north of Avenue 52 and east and west of La Ponderosa Drive and La Hernandez Street. The improvements include only street lighting within the tracts.

District No. 9 – Coachella Valley Housing Coalition

The District includes all parcels within tract numbers 23408-1, 23408-2, and 23408, generally located north of Calle Zamora, south of Calle Verde and east of Calle Techa.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 10 – Plaza Del Sol

The District includes all parcels within tract number 26592, generally located east of Tyler Street and north and south of Calle Bougainvillea.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of

an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 11 – Loma Vista Homes I

The District includes all parcels within tract numbers 22110-1 and 22110-2, generally located north of Avenue 51, east of Frederick Street and east and west of Avenida Adobe.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 12 – La Paz Homes II

The District includes all parcels within tract numbers 28374-1, 28374-2, 28374-3, and 28375, generally located east of Frederick Street, north and south of Guitron Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 13 – Baron-Ziraick Investments

The District includes all parcels within tract numbers 28443-1, 28443-2, and 28443, generally located southeast corner of Avenue 50 and Frederick Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various

types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 14 – Pueblo De La Paz

The District includes all parcels within tract numbers 20971-1, 20972-2, 20971-3, 20971-4, and 20971, generally located southeast corner of Avenue 49 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 15 – Cachanillas

The District includes all parcels within tract number 30020, generally located south of Avenue 53, east of Calle Empalme and west of Calle Avilla.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 16 – Tierra Del Sol

The District includes all parcels within tract numbers 30582, 30684-1, 30684-2, 30684-3, and 30684, generally located south of Avenue 48, north of Avenue 49, east of Jackson Street, and west of Calhoun Street.

The improvements include 8 storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The

landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 17 – Rancho Las Flores

The District includes all parcels within tract number 30498-1, generally located north of Avenue 49 and west of Frederick Street.

The improvements include one storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 18 – Bella Canto

The District includes all parcels within tract number 30728, generally located at the northeast corner of Avenue 50 and Calhoun Street.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 19 – Paseo De Las Palmas

The District includes all parcels within tract number 30354-1 and 30354, generally located north of Avenue 50 and west of Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 20 – Posada Del Valle

The District includes all parcels within tract numbers 30621-1 and 30621, generally located west of Van Buren Street and south of Avenue 49.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 21 – Loma Vista II

The District includes all parcels within tract number 22110, generally located northeast corner of Avenue 51 at Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and

necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 22 – Rancho De La Fe

The District includes all parcels within tract number 30889, generally located south of Avenue 53 at Shady Lane.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 23 – La Colonia I

The District includes all parcels within tract number 30871, generally located southwest corner of Avenue 50 and Calhoun Street.

The improvements consist of two storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 24 – La Paloma Estates

The District includes all parcels within tract numbers 30910, 30910-1, & 30910-2, generally located east of Calhoun Street, between Avenue 48 and Avenue 49.

The improvements consist of four storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 25 – Las Plumas

The District includes all parcels within tract number 31376, generally located west side of Calhoun Street between Avenue 49 and Avenue 50.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 26 – La Colonia II (Tract Map Recorded, Not Developed) - Dissolved June 2013

The District proposed improvements area located within tract numbers 32074-1, 3085-2, and 32074, generally located southeast corner of Calhoun Street and Avenue 50.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes,

drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 27 – Rancho Mariposa

The District includes all parcels within tract number 30831, generally located northwest corner Avenue 50 and Frederick Street.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 28 – La Morada

The District includes all parcels within tract number 30830, generally located northwest corner of Avenue 50 and Van Buren Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 29 – Somerset

The District includes all parcels within tract numbers 31664-1, 31664-2, 31664-3, and 31664, generally located northwest corner Avenue 54 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 30 – Navarra / Sundate I

The District includes all parcels within tract number 31508, generally located southwest corner Avenue 52 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 31 – Los Jardines

The District includes all parcels within tract numbers 31533, 31533-1, generally located northwest corner Avenue 53 and Tyler Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 32 – Aventine

The District includes all parcels within tract numbers 31551-1 and 31551, generally located northwest corner of Avenue 51 and Van Buren Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 33 – Vista Escondida

The District includes all parcels within tract number 32264, generally located on the north side of Avenue 53 and east of Shady Lane.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 34 – Tierra Bonita

The District includes all parcels within tract number 31158, generally located on the northeast side of Avenue 53 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply,

water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 35 – Bellisima

The District includes all parcels within tract number 30978, generally located on the southeast corner of Avenue 53 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 36 – Valencia

The District includes all parcels within tract number 31698, generally located on the southeast corner of Avenue 50 and Van Buren Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 37 – Volk (Tract Map Not Recorded, Not Developed)

The District includes all parcels within tract number 31550, generally located on the east side of Van Buren and north of Avenue 54.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 38 – Rancho Cielo

The District includes all parcels within tract number 31714, generally located on the south of Avenue 52 and west of Grapefruit Boulevard.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

IV. Changes to the District

Modification to the District, if any, could include, but are not limited to: changes or expansion in the existing improvements or services provided; addition of new services; addition of new Districts; restructuring of the current District; annexation of parcels into the Districts; or revisions in the method of apportionment.

Modifications have been made to several of the Districts for Fiscal Year 2012/2013 in compliance with the requirements established for assessment as a result of Proposition 218 (Articles XIII C and XIII D of the California Constitution).

It is noted that all wall maintenance/improvements are limited to graffiti removal, if budget is available.

V. District Budget

A. Description of Budget Items

The following describes the services and costs that are funded through the District, shown in the District Budget in Exhibit B of this section.

Direct Costs

Utilities Water – The furnishing of electricity required for the operation and maintenance of landscaping facilities.

Utilities Electricity – The furnishing of electricity required for the operation and maintenance of landscaping facilities and street lighting.

Landscape Maintenance / Storm Drain Maintenance / Materials and Supplies (contract) – Includes all contracted labor, materials, and equipment required to properly maintain the landscaping, irrigation systems, drainage systems, water features, lighting systems, landscape lighting, and appurtenant facilities within the District.

Repair and Maintenance / Professional Services – This includes all labor, material, and equipment required to properly maintain the landscaping, irrigation systems, drainage systems, water features, and lighting systems for areas within the District that are not presently included in the landscape maintenance contracts. These costs may include, but are not limited to, expansion of the improvements since approval of the last maintenance contract; specialized maintenance services such as pest control or use of special equipment for tree trimming; backflow maintenance; and planned upgrades of the improvements. Could also provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District, and may include the cost to prepare and mail notices, ballots, printing, and reproduction costs.

Administrative Costs

County Administration Fee – This is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per parcel/fund number.

System Management Fee – This fee includes City costs directly charged to the Districts and personnel/overhead for support provided by particular departments and staff of the City in the coordination for District service, operation, and maintenance, responding to public concerns and education, and levy collection.

Levy Breakdown

Total Direct and Administration Costs - This amount represents the sum total of all Direct Costs and Administration Costs.

Collection for Operating Reserves – The reserve collection reflects funds being added or deleted from the reserve account for the current fiscal year. The reserve account provides for collection by the District of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December or when the County provides the City with the first installment of assessments collected on the property tax bills. The reserve account eliminates the need for the City to transfer funds from Non-District accounts to pay for District charges during the first six (6) months (or when the first installment received) of the fiscal year.

Collection for Capital Improvements Reserves – This item represents funds collected by the District to pay for planned expansions or improvements within the District. This item allows the District to collect a portion of the total cost of a major improvement or service over several years thus reducing the short-term financial impact to the property owners.

Fund Balance (Deficit) – Represents available funds the District can spend. These balances are classified based on anticipated uses. Fund Balance (Deficit) represents the cumulative result of District activities over time.

District Statistics

Total Parcels Levied – This is the total number of parcels within the District that will be assessed for the current fiscal year. Non-assessable lots or parcels may include government owned land, public utility owned property, land principally encumbered by public right-of-ways or

easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

Levy per Parcel – The result of dividing the total balance to levy by the total equivalent dwelling units.

Maximum Levy per Parcel – This amount reflects the maximum assessment per Parcel currently approved or applicable, pursuant to existing law. This amount includes the annual adjustment of the prior year's maximum assessment according to the approved assessment range formula.

Reserve Information

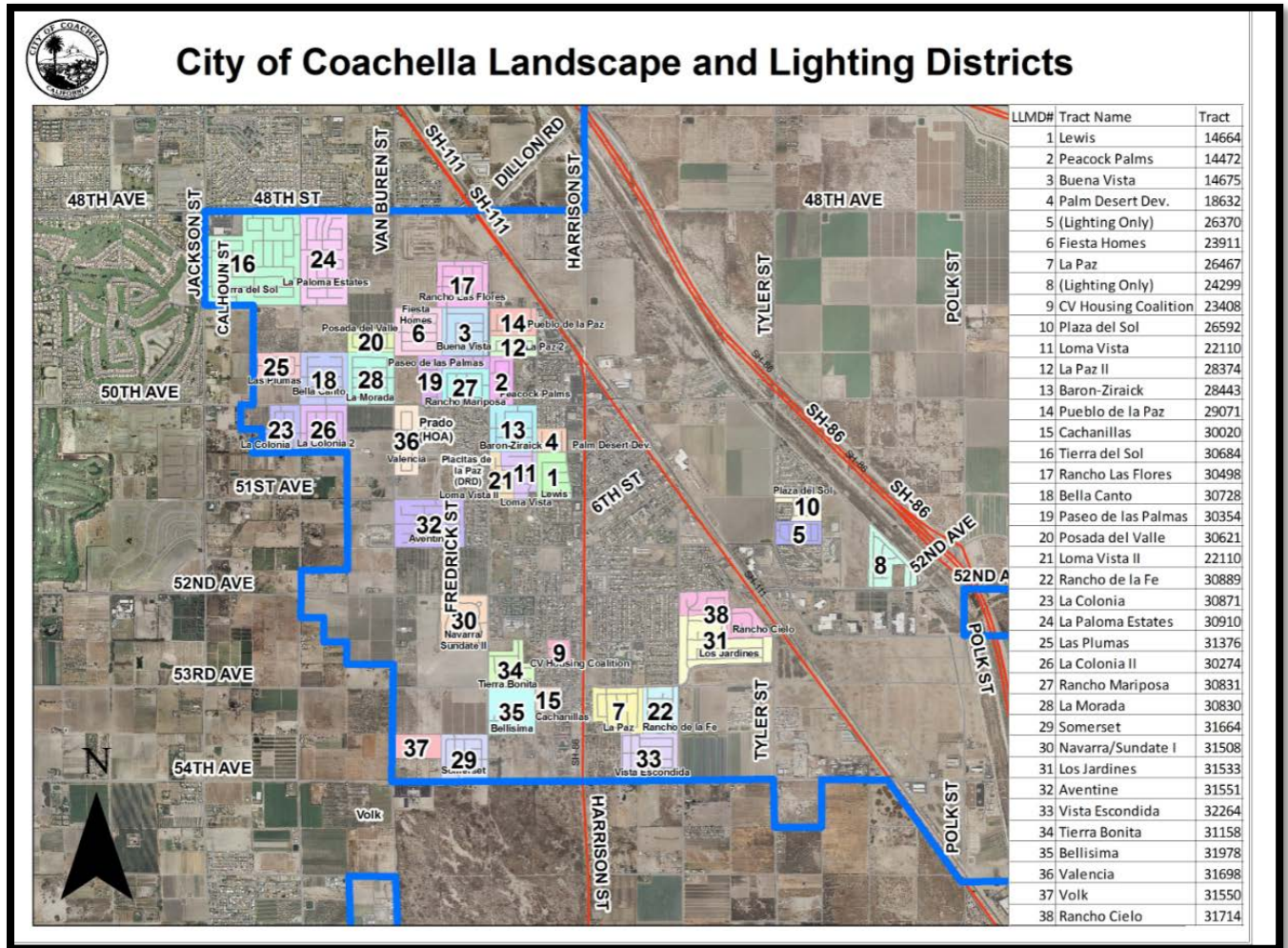
Ending Operating Reserve Balance – The ending reserve balance shows those funds that are anticipated to be in the reserve account at the end of the current fiscal year. Operating reserves represent six months of budgeted operating costs for the upcoming fiscal year and do not include roll forward balances.

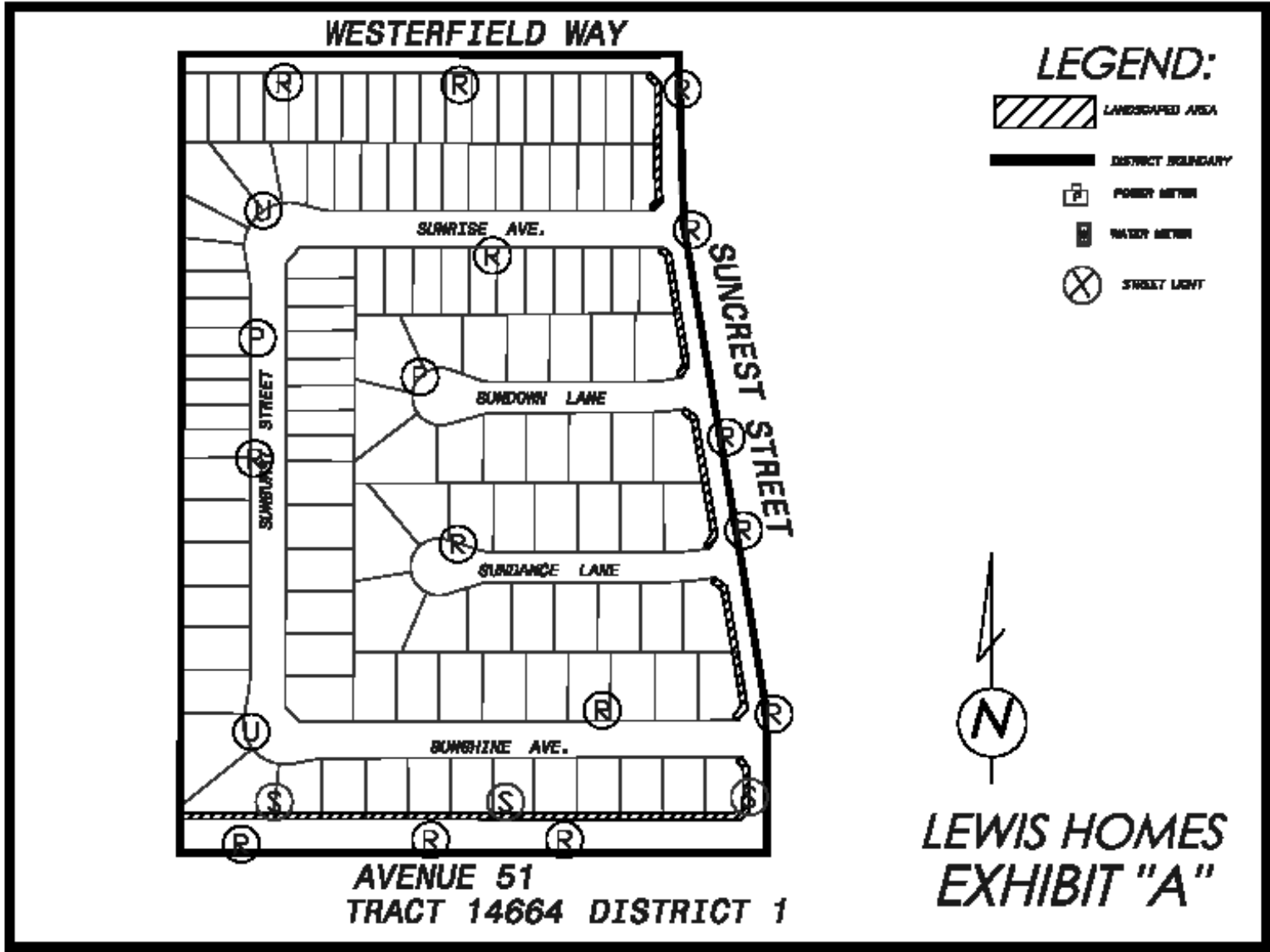
Ending Capital Improvement Balance (Planned Upgrade Reserve) – The ending capital improvement balance shows those funds that are anticipated to be in the improvement fund at the end of the current fiscal year. This amount reflects the previous improvement reserve balance plus the collection or expenditures of capital improvements funds (can be moved into extra work for upgrades).

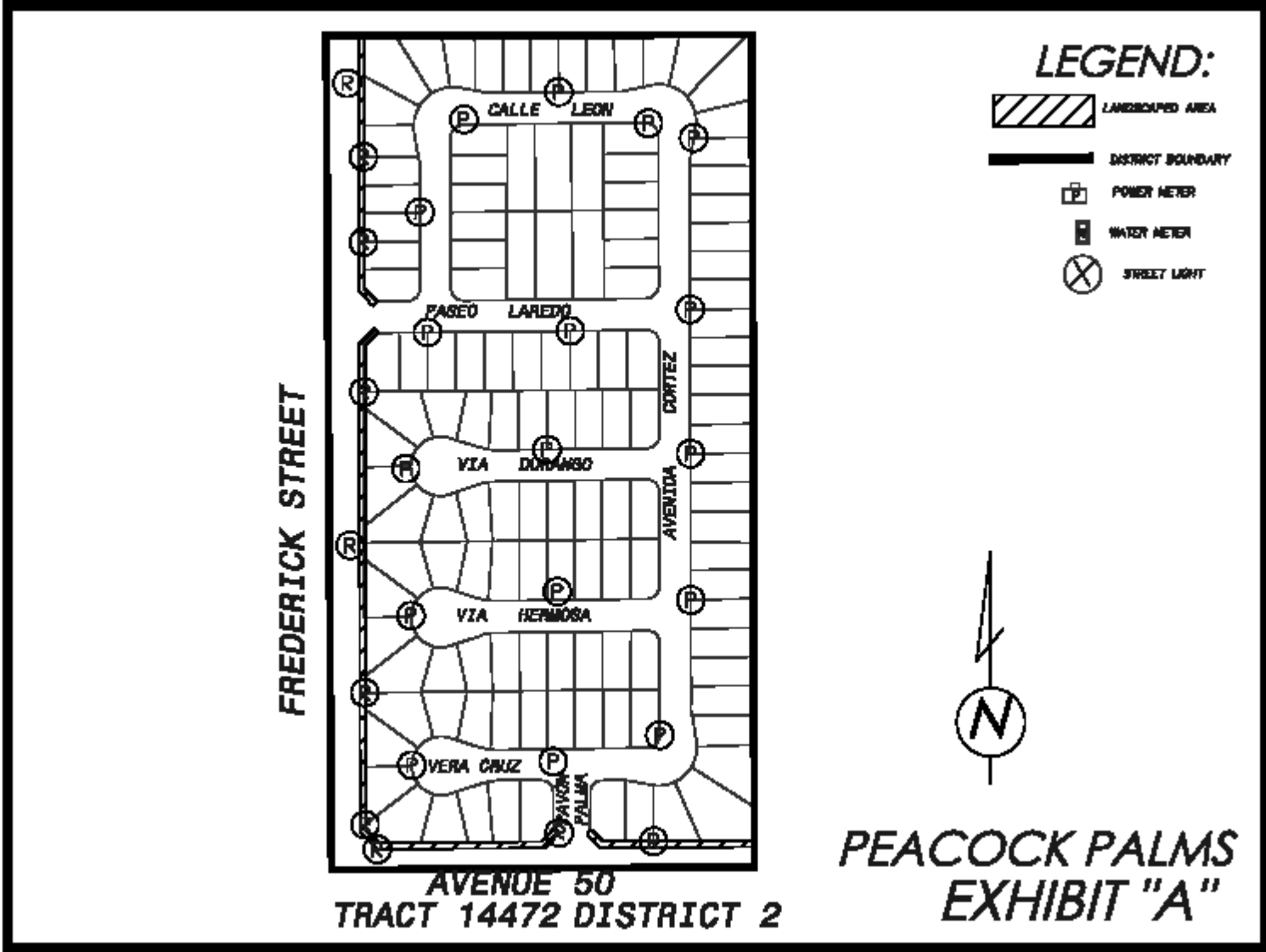
Total Available Fund Balance (Deficit) – The total available fund balance shows the total funds that are anticipated to be in the District account at the end of the current fiscal year. This amount represents the combination of the capital improvement funds and reserve funds available.

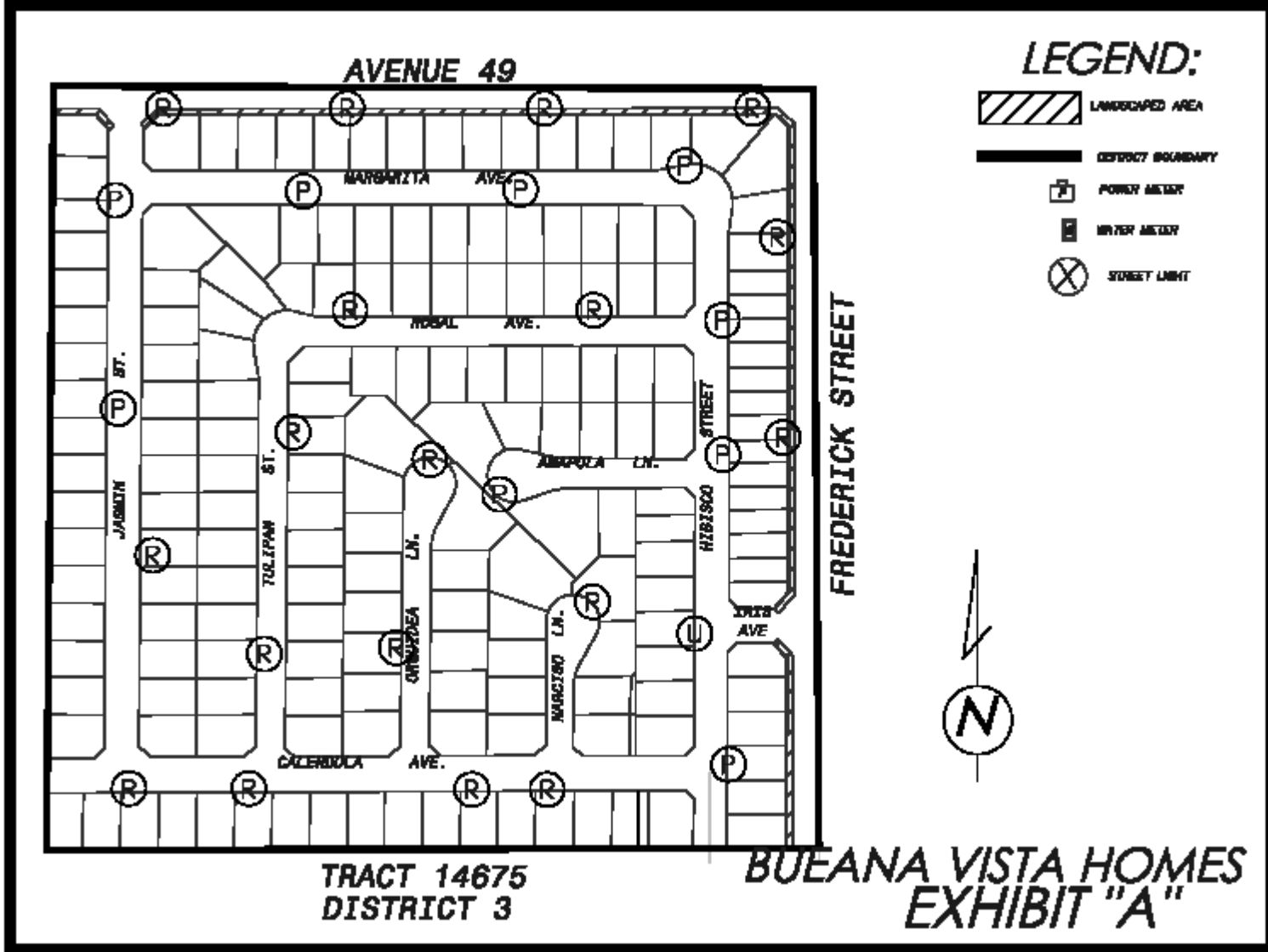
Exhibit A – District Boundary Maps

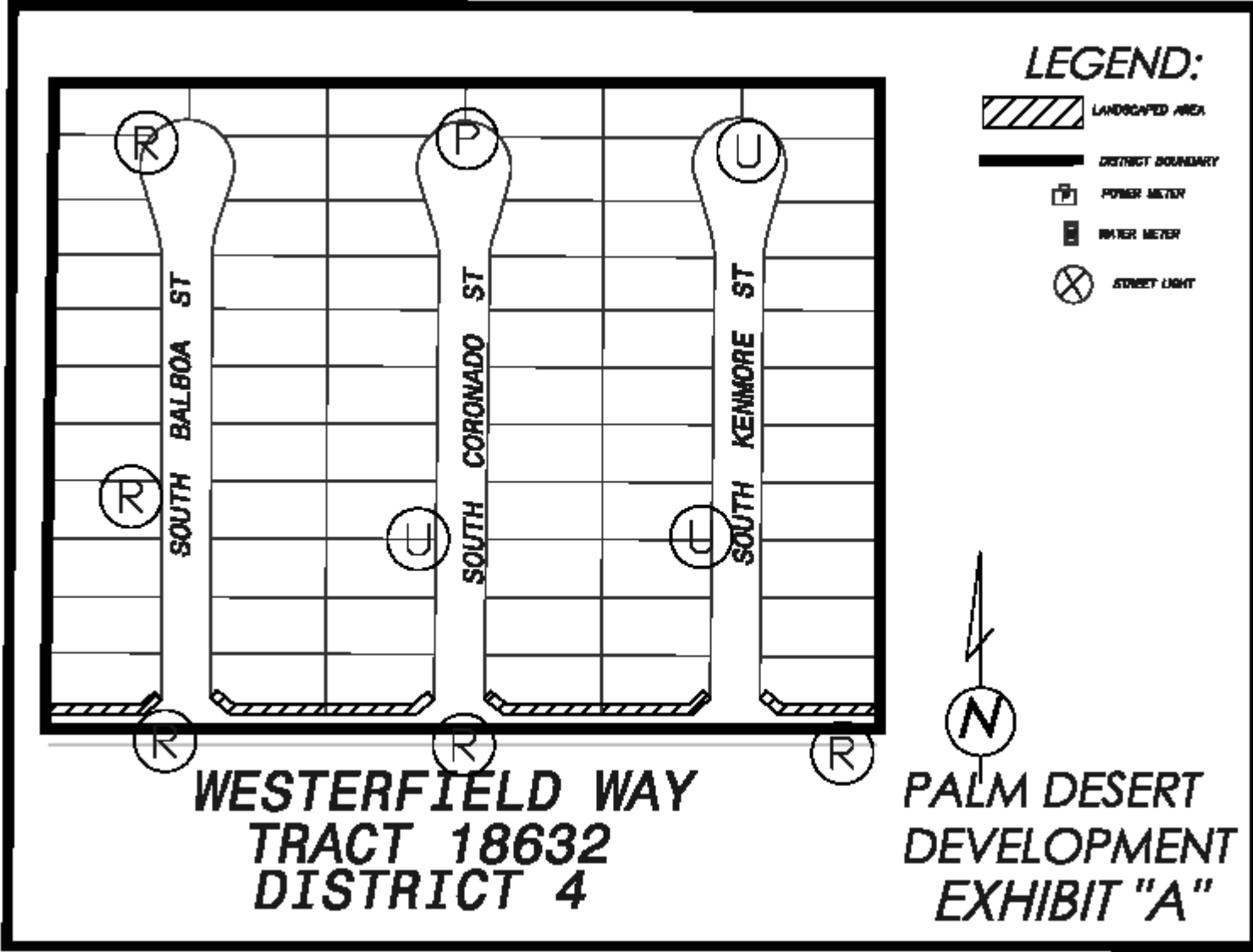
The Boundary Maps for each of the thirty-eight (38) Districts are attached hereto.

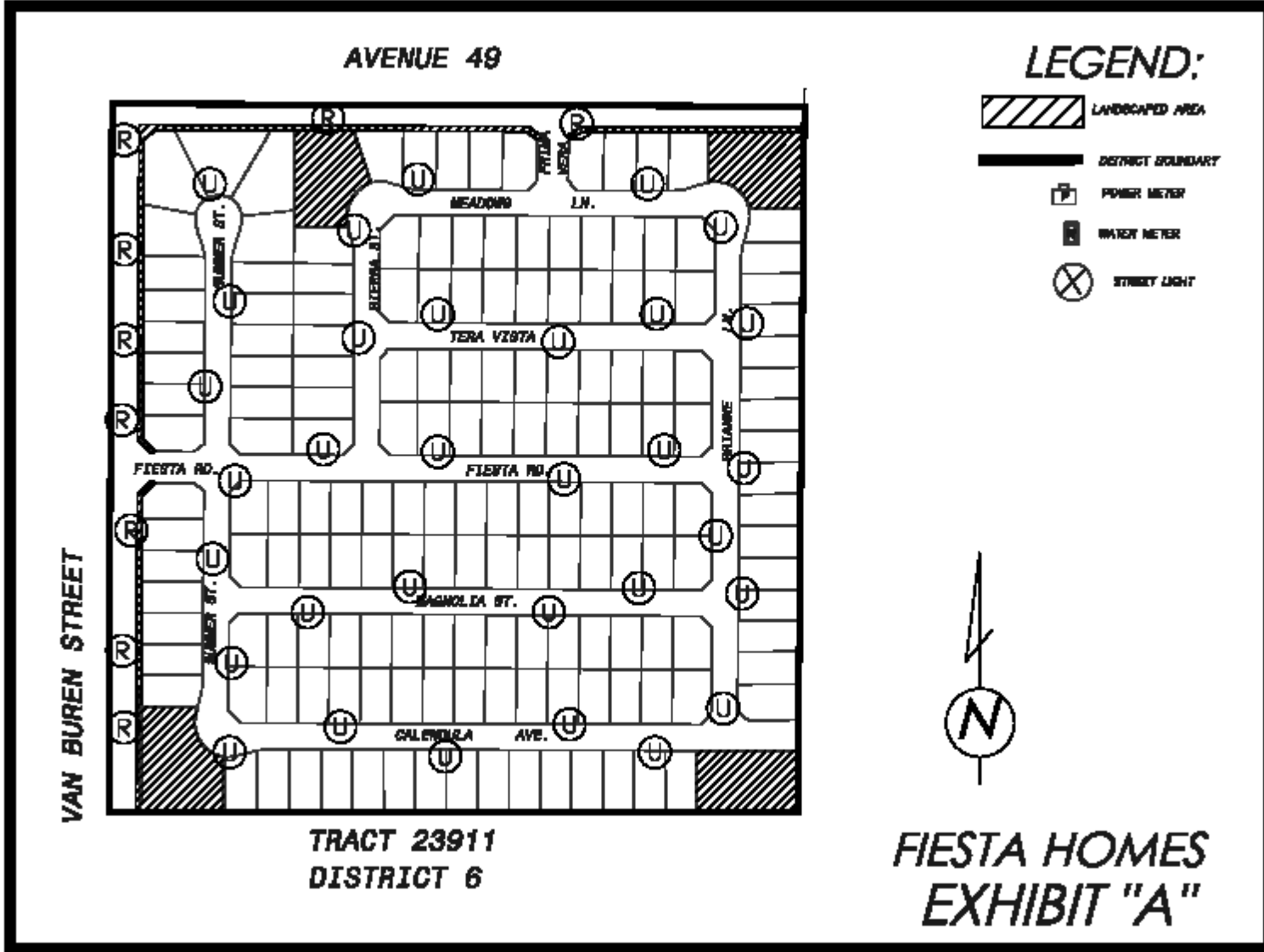


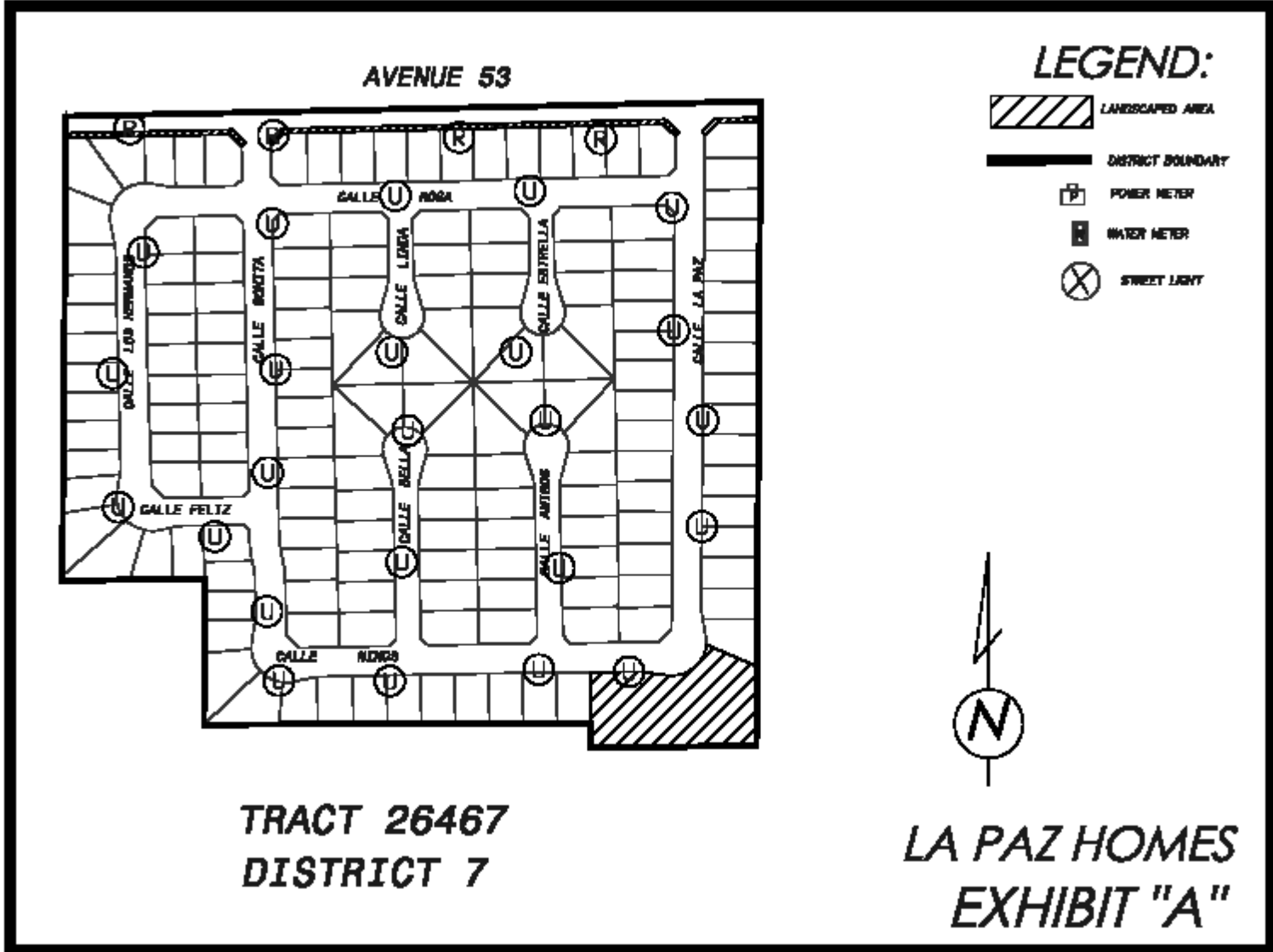


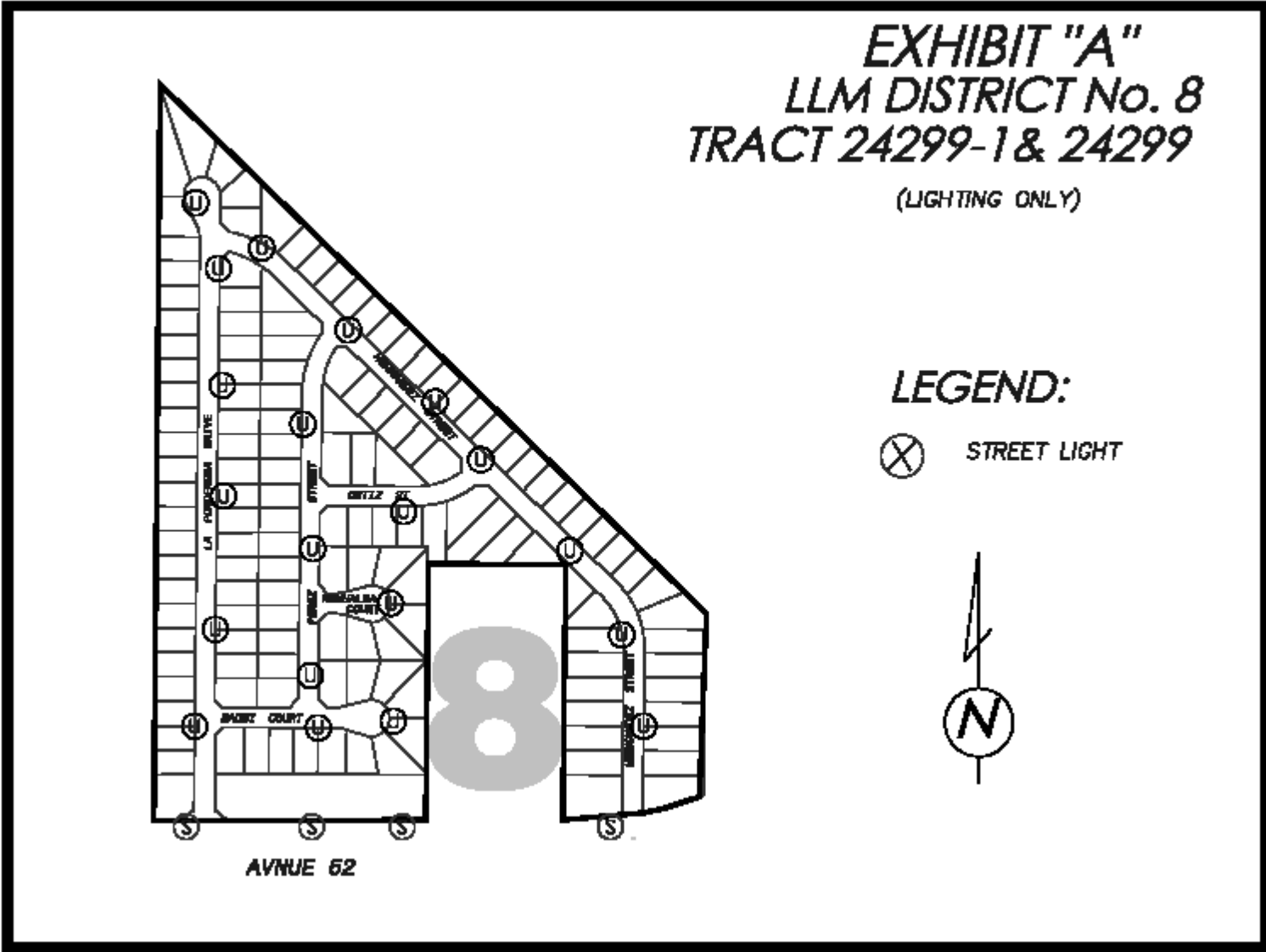


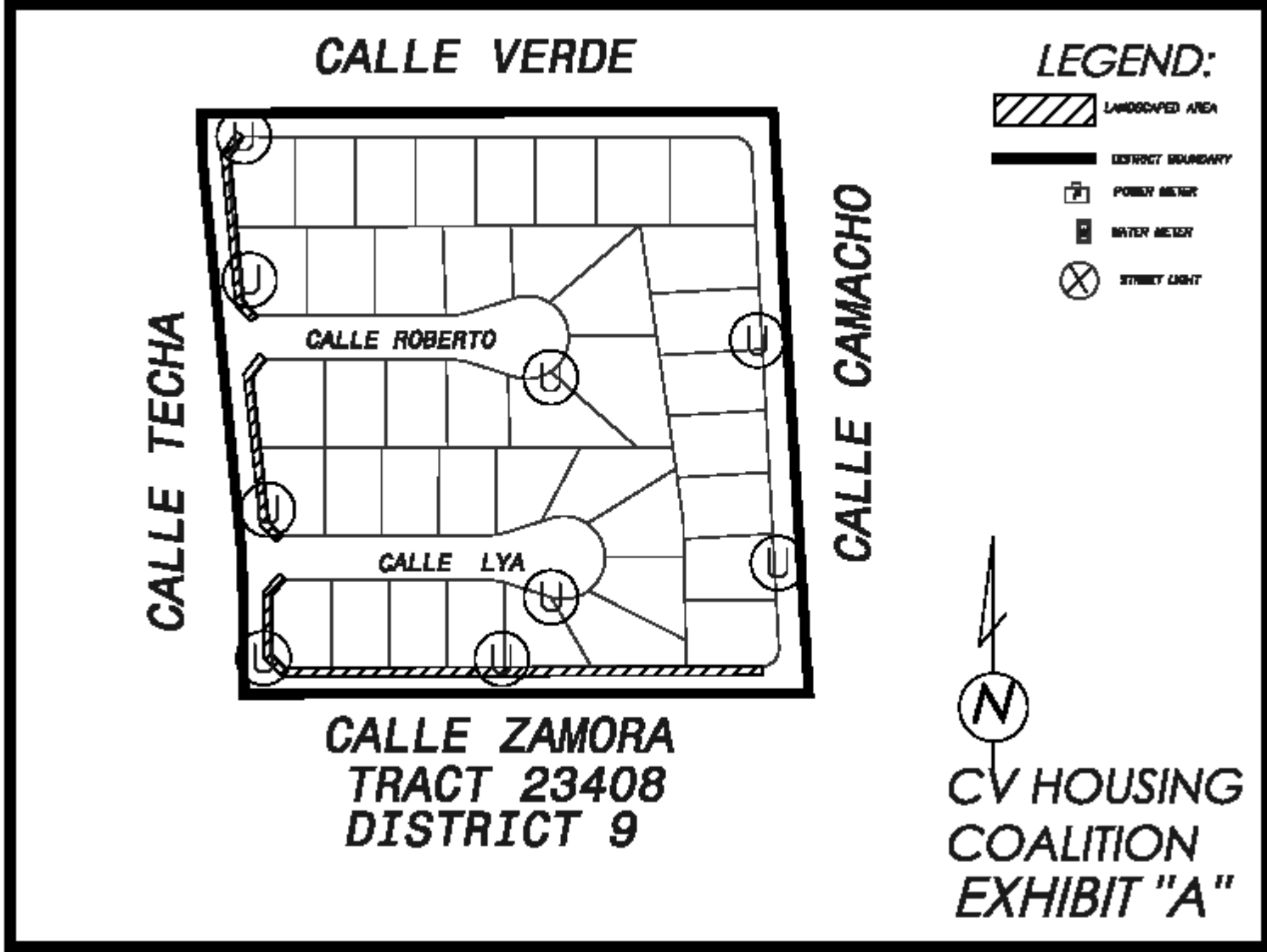


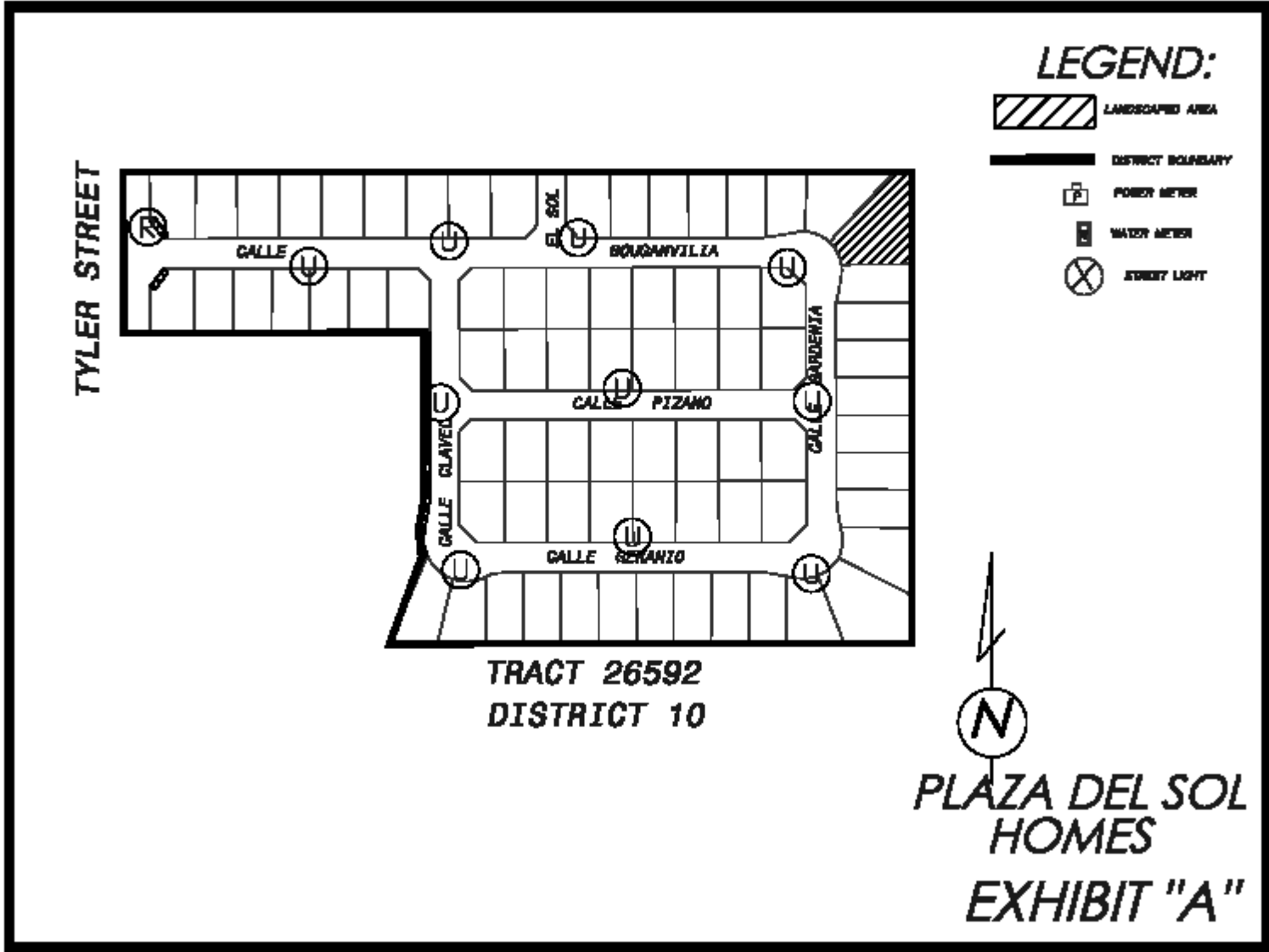


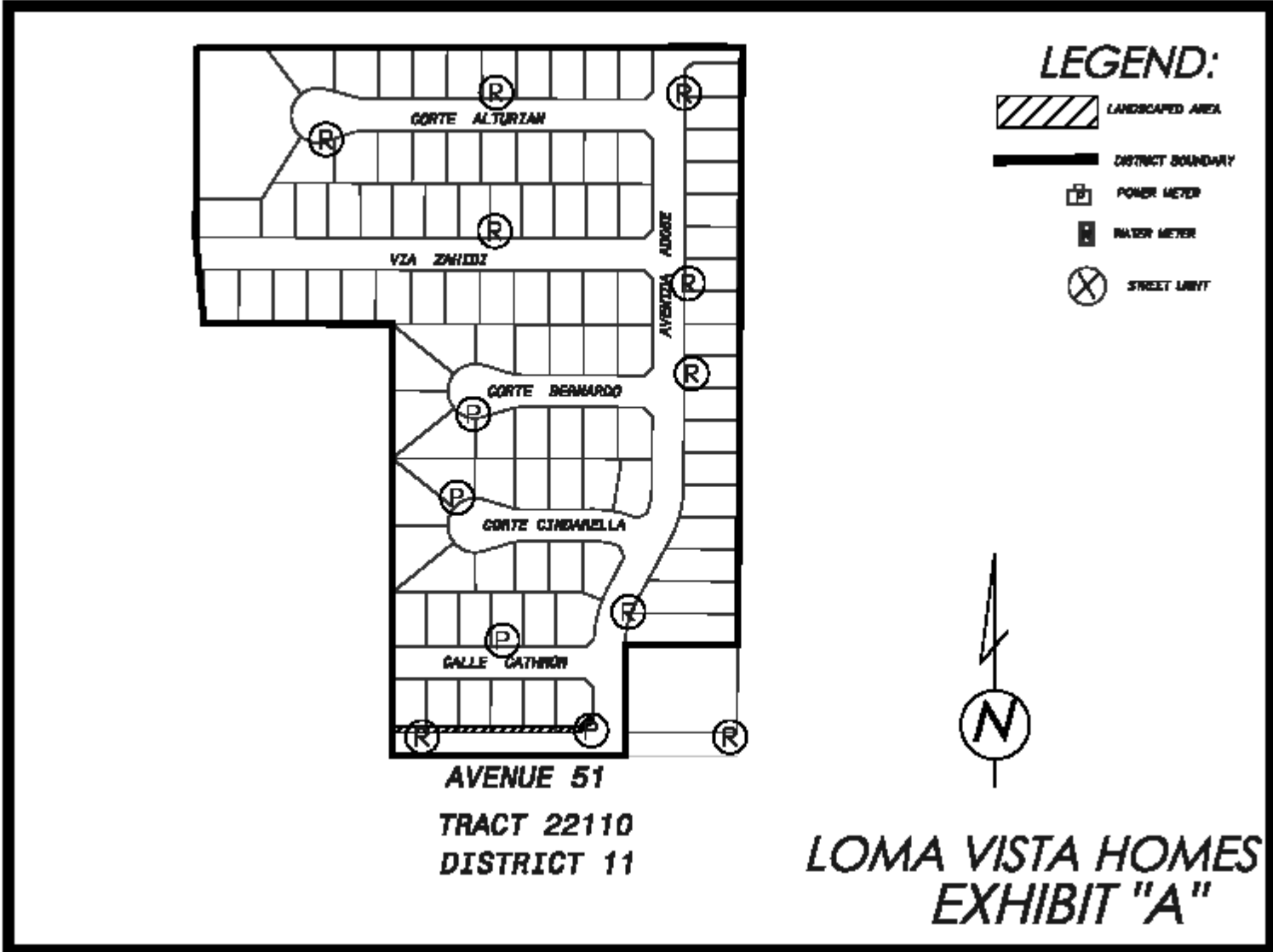


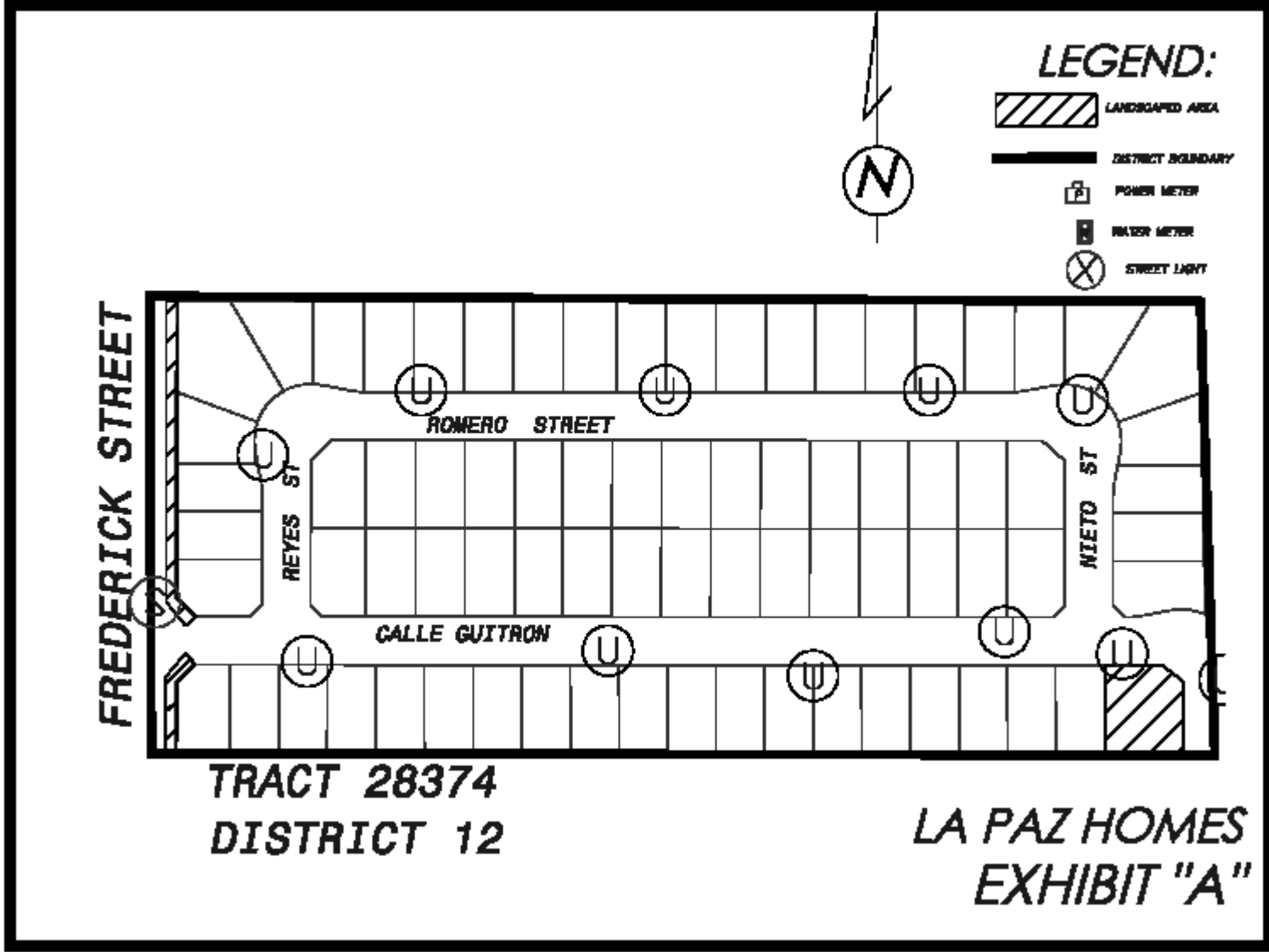


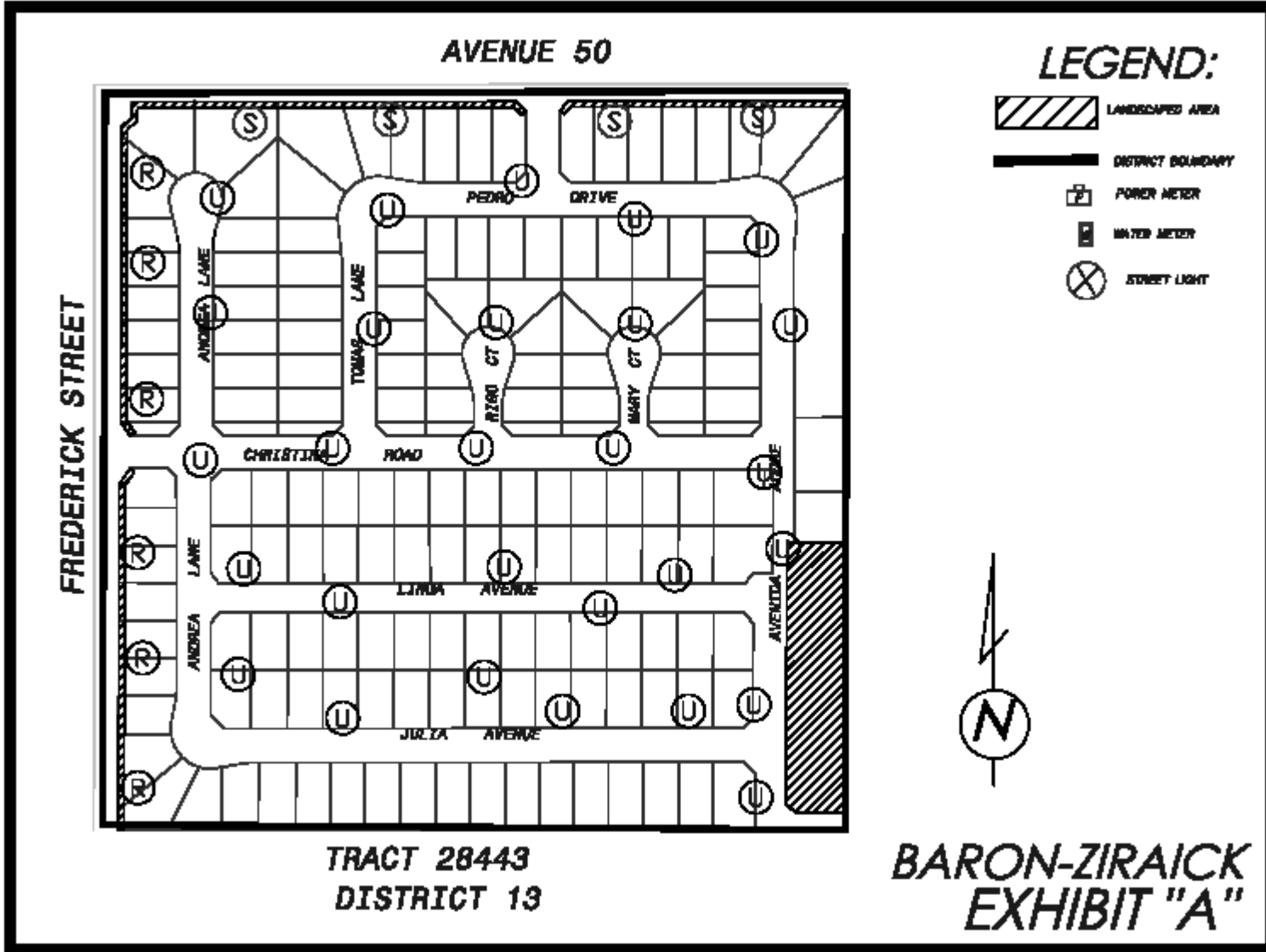


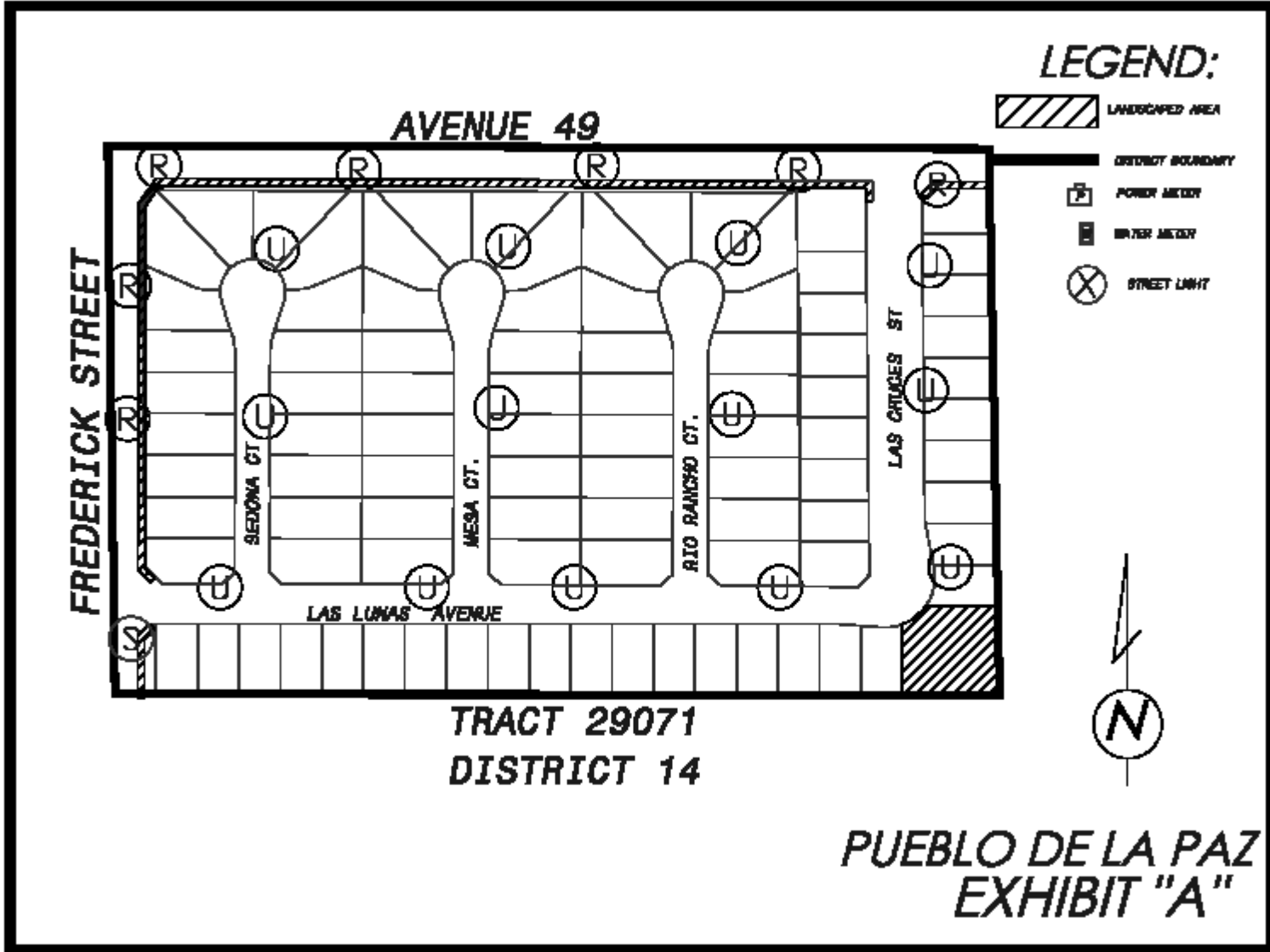


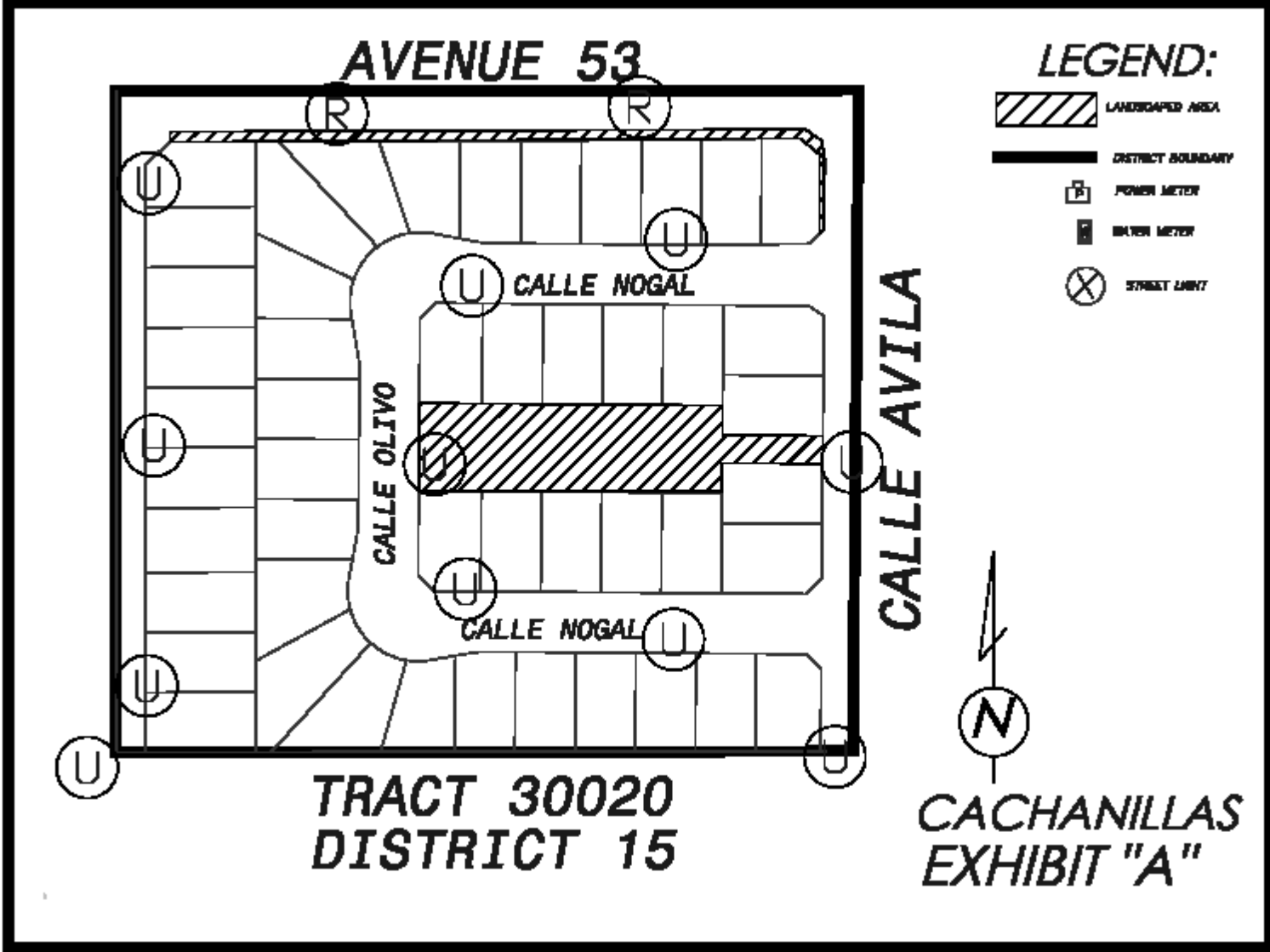


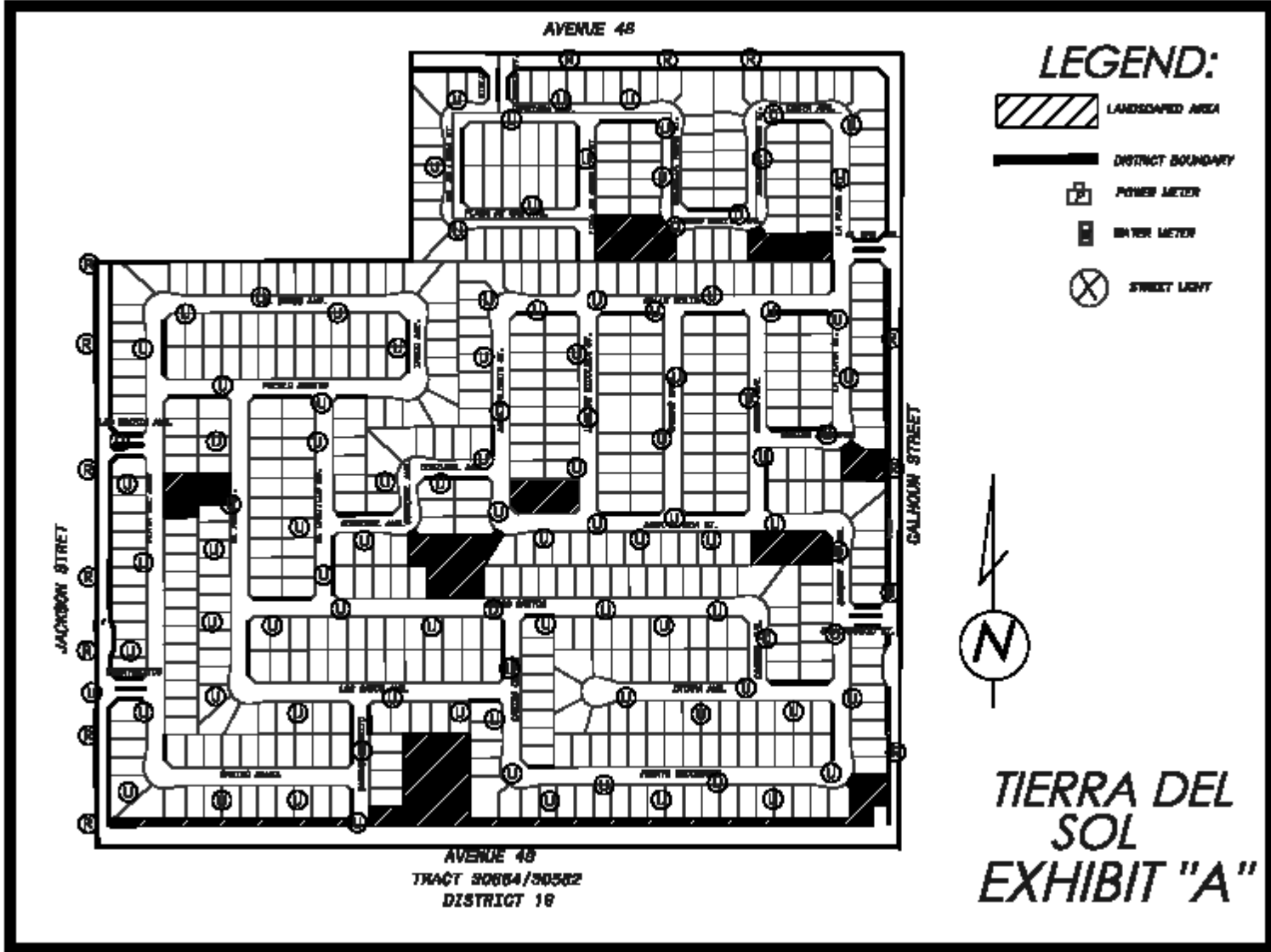


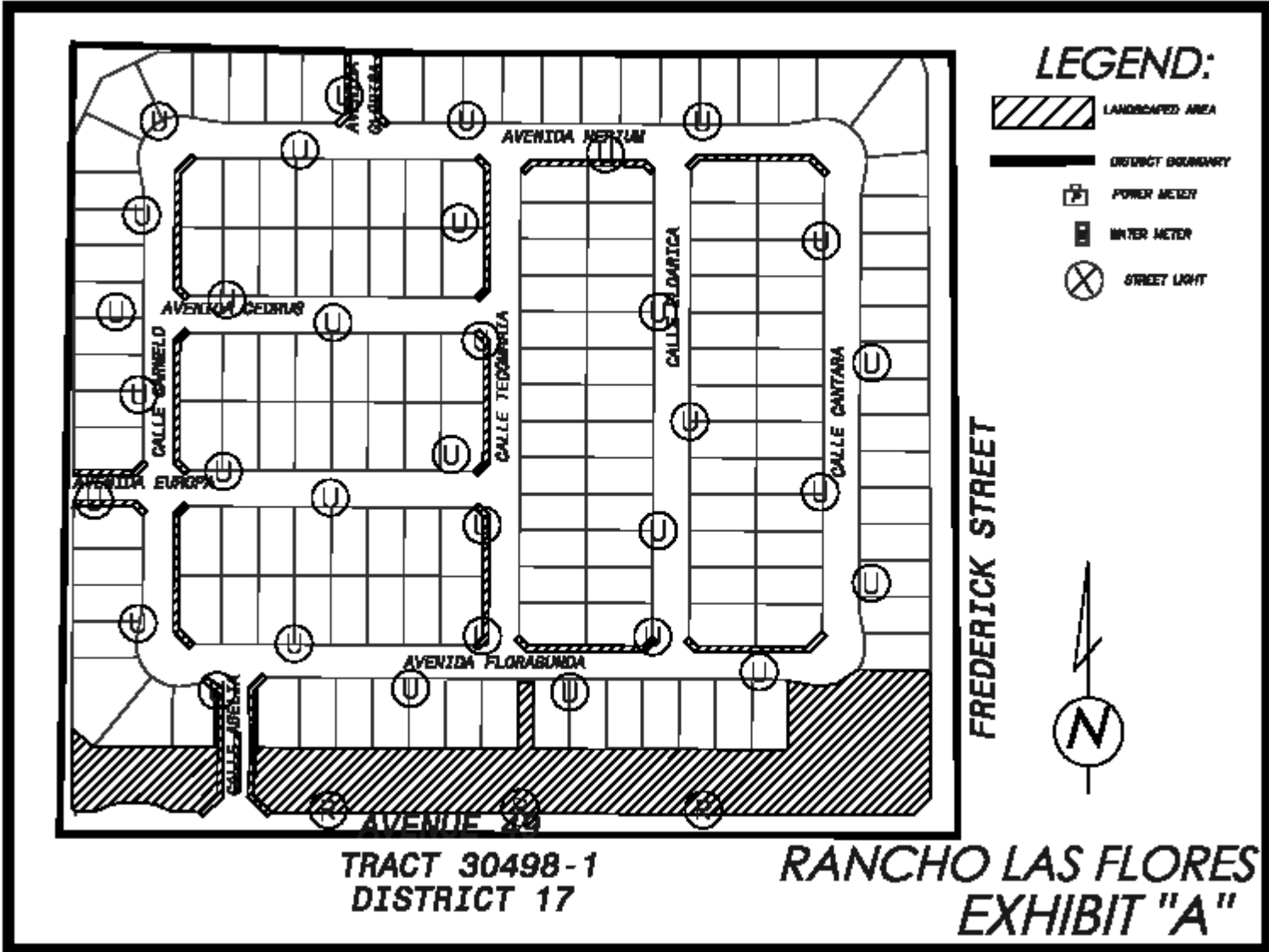


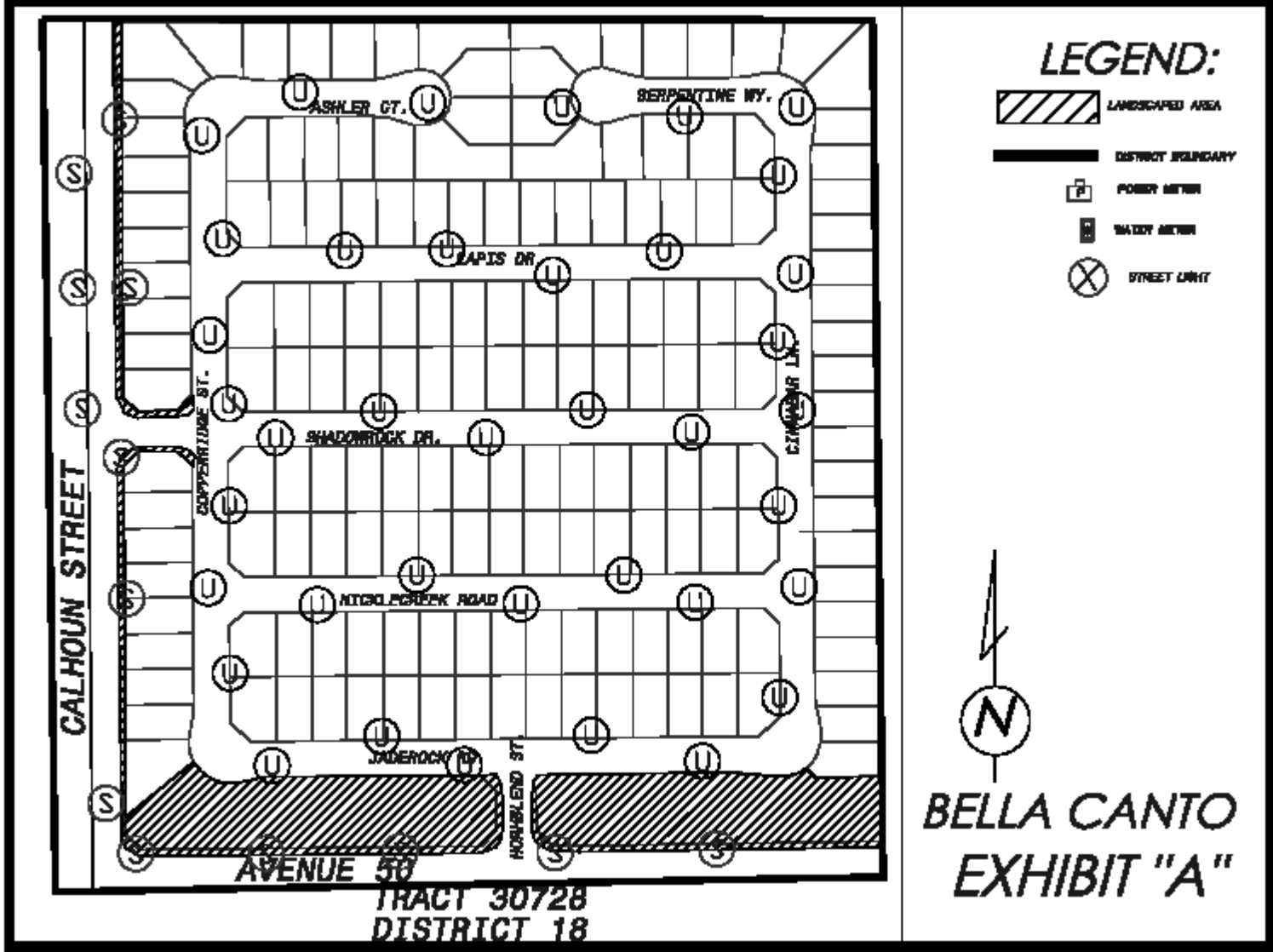


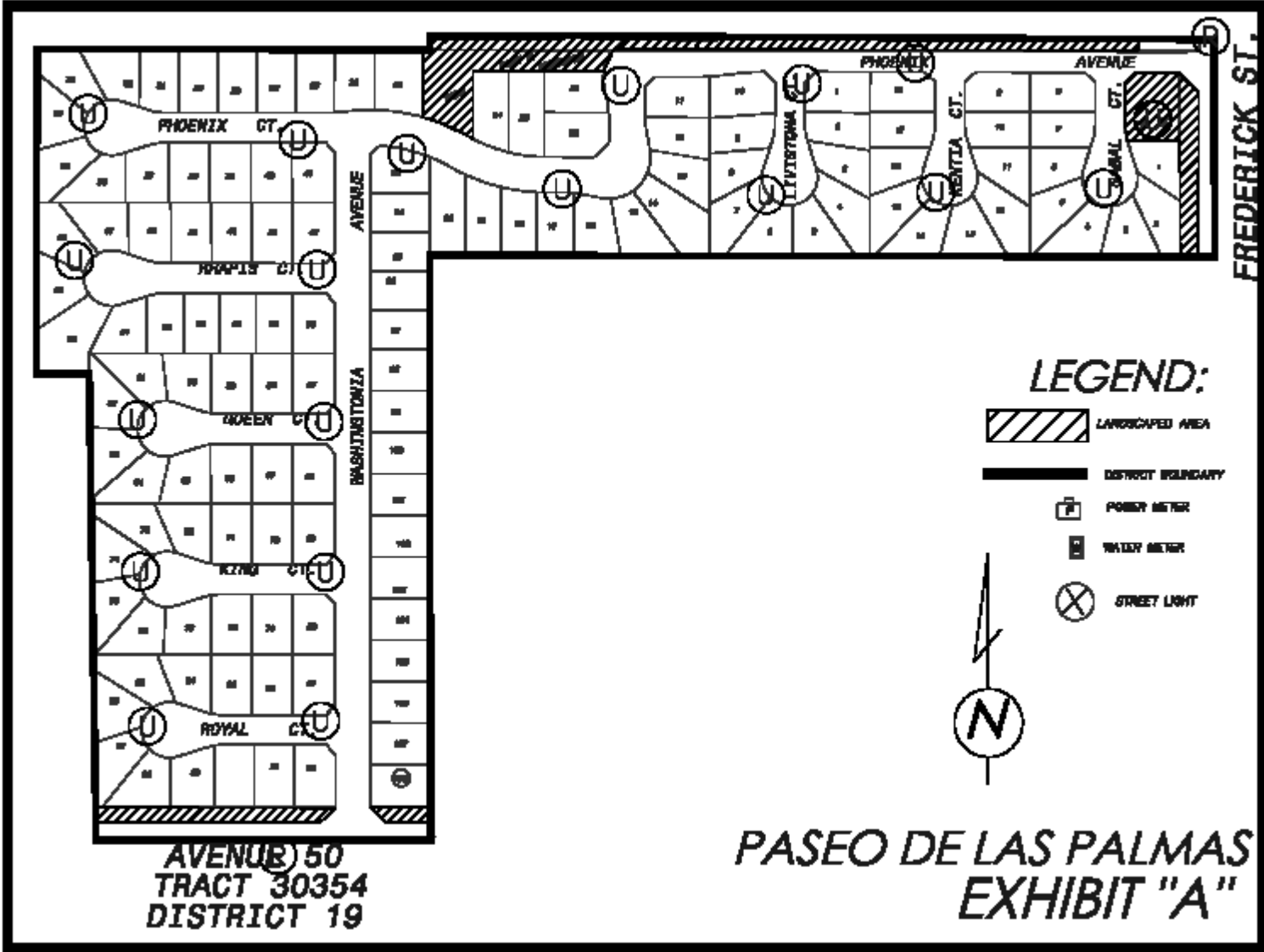


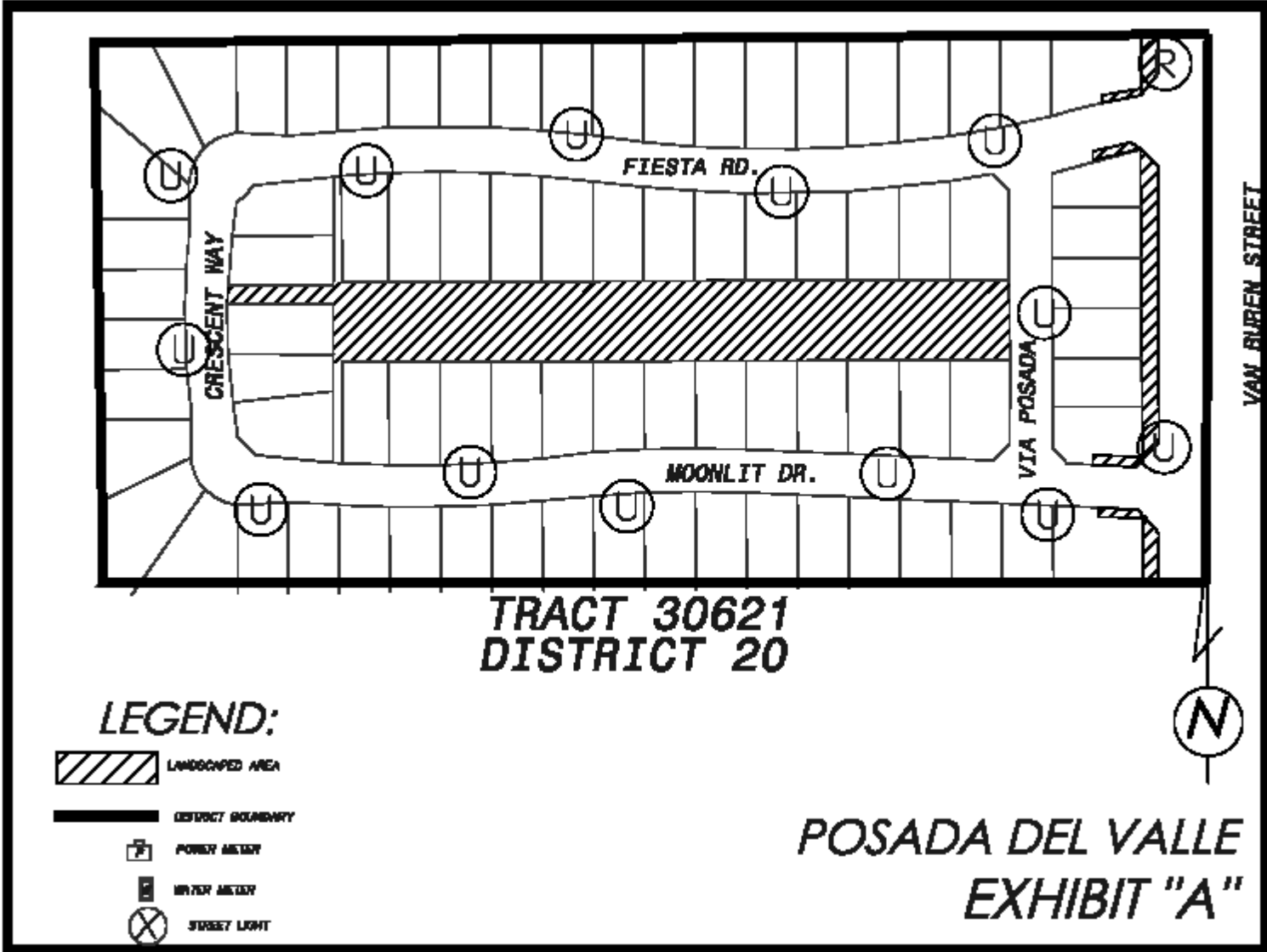


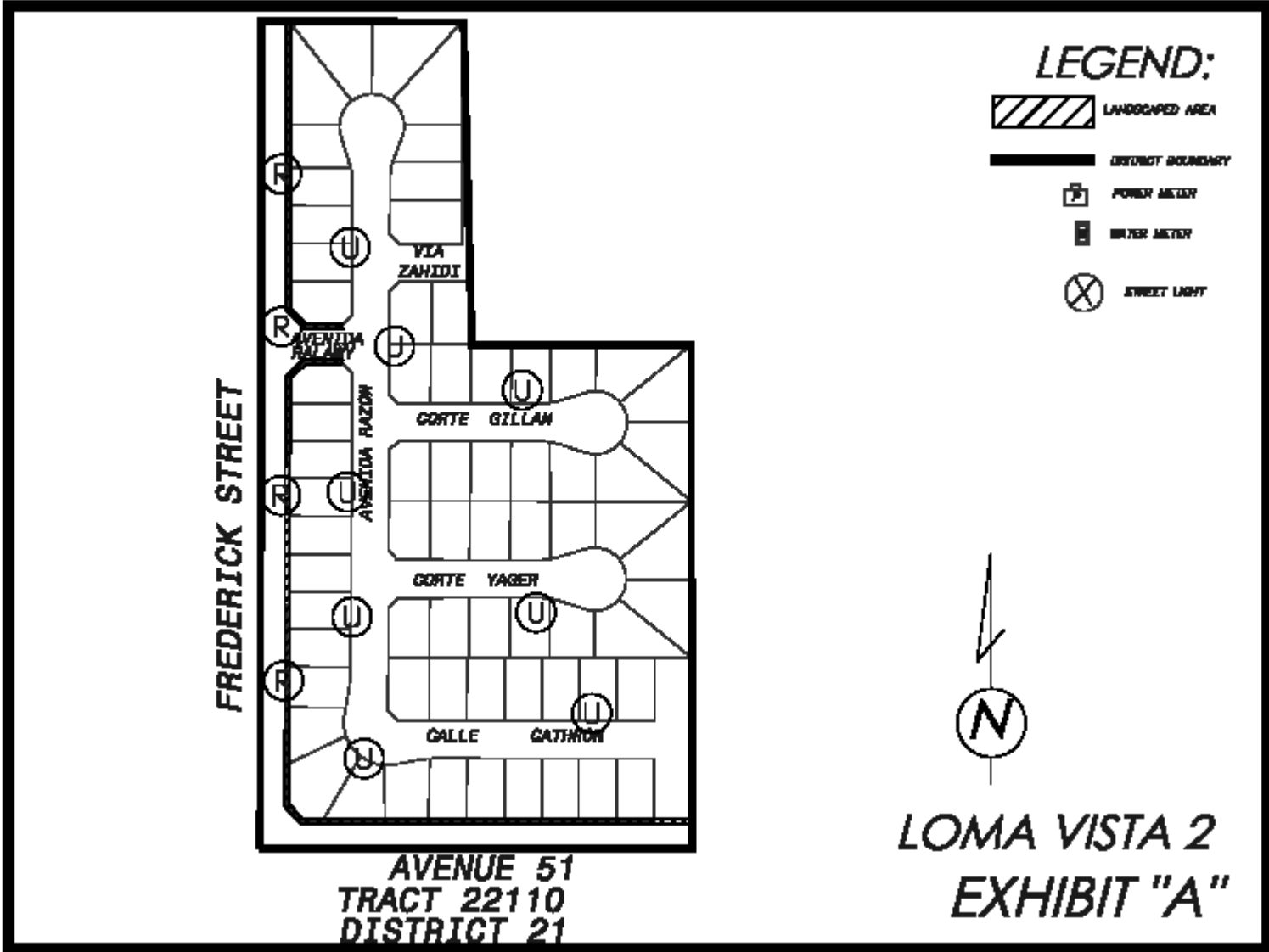


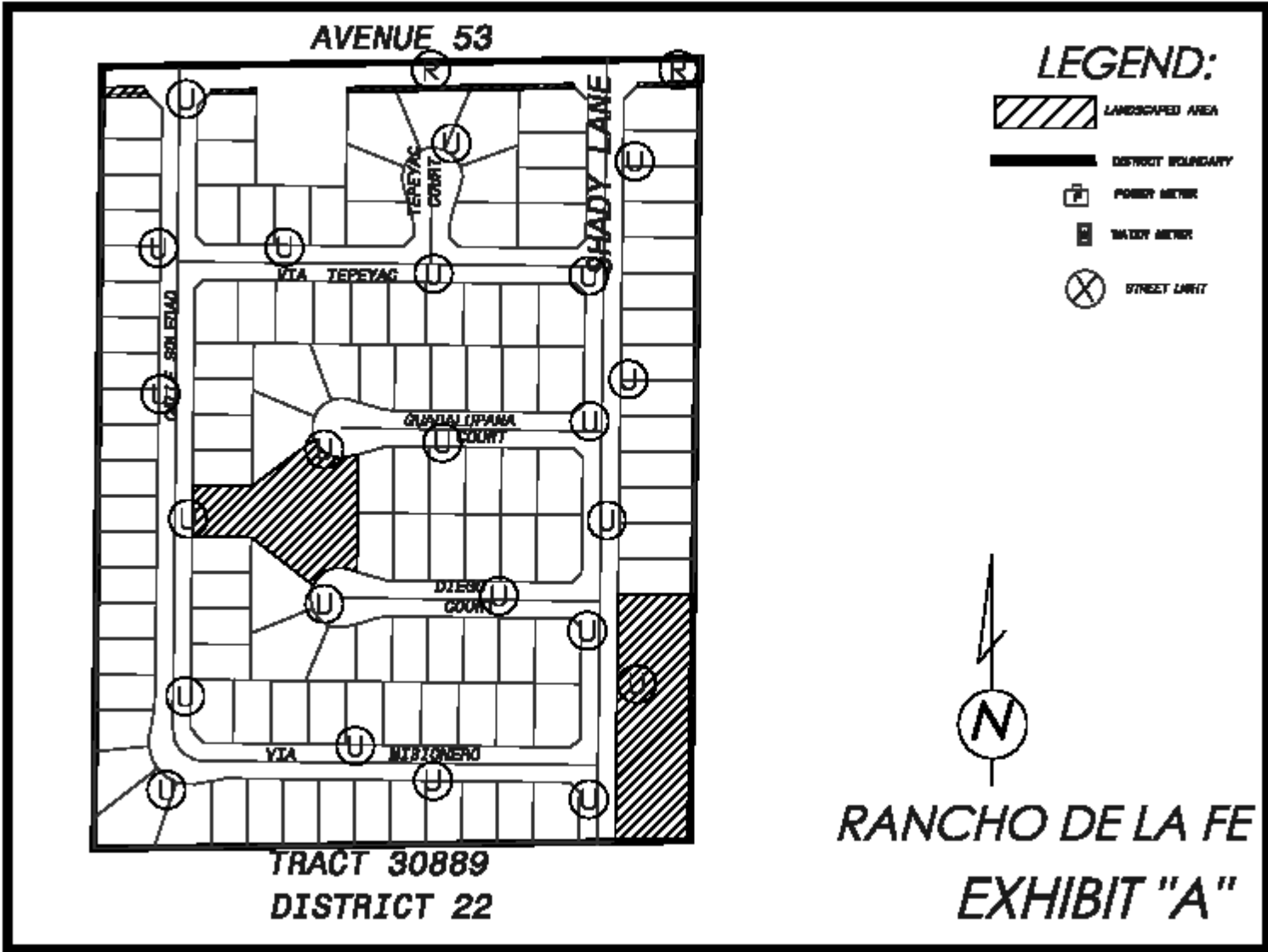


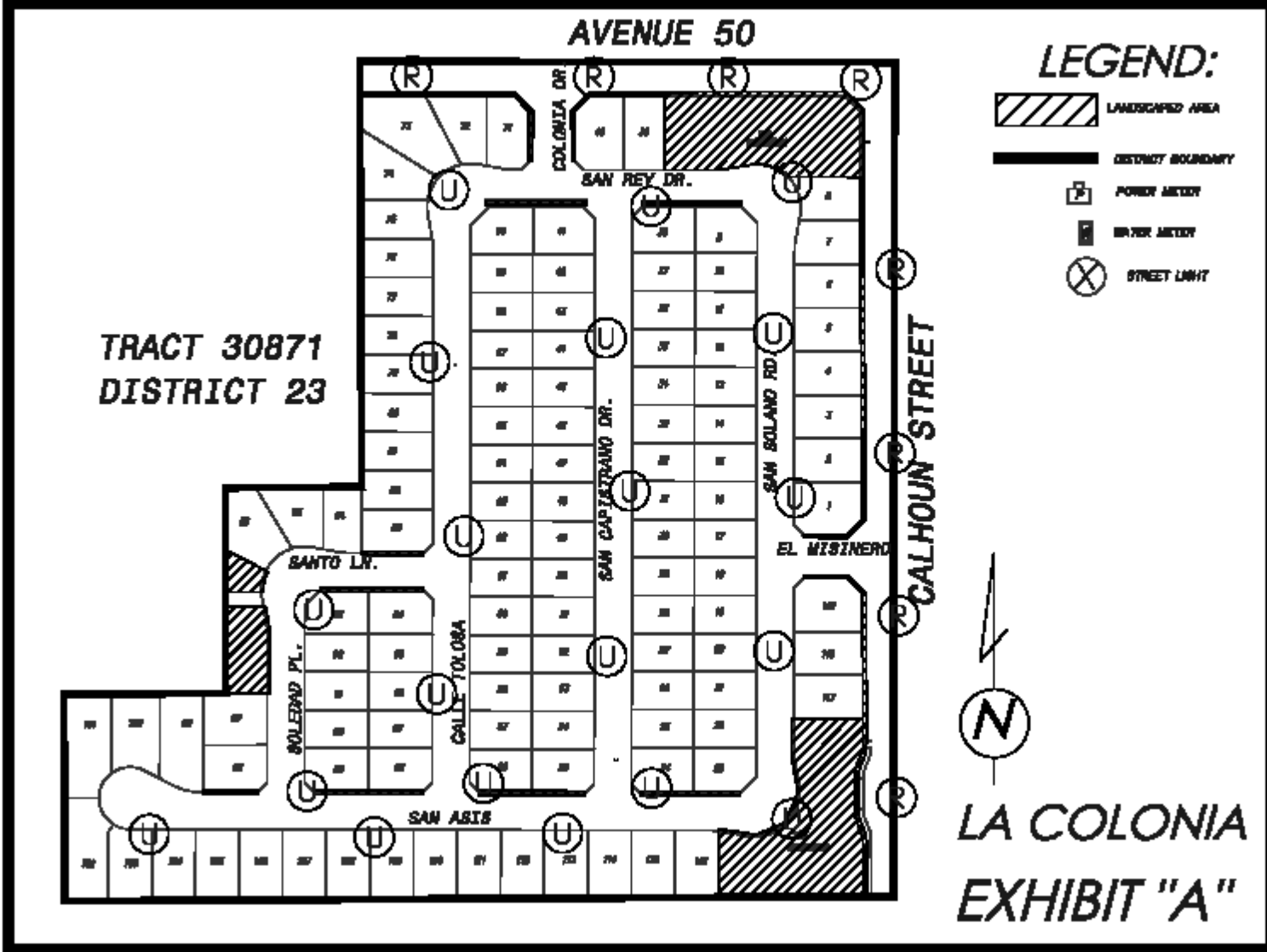


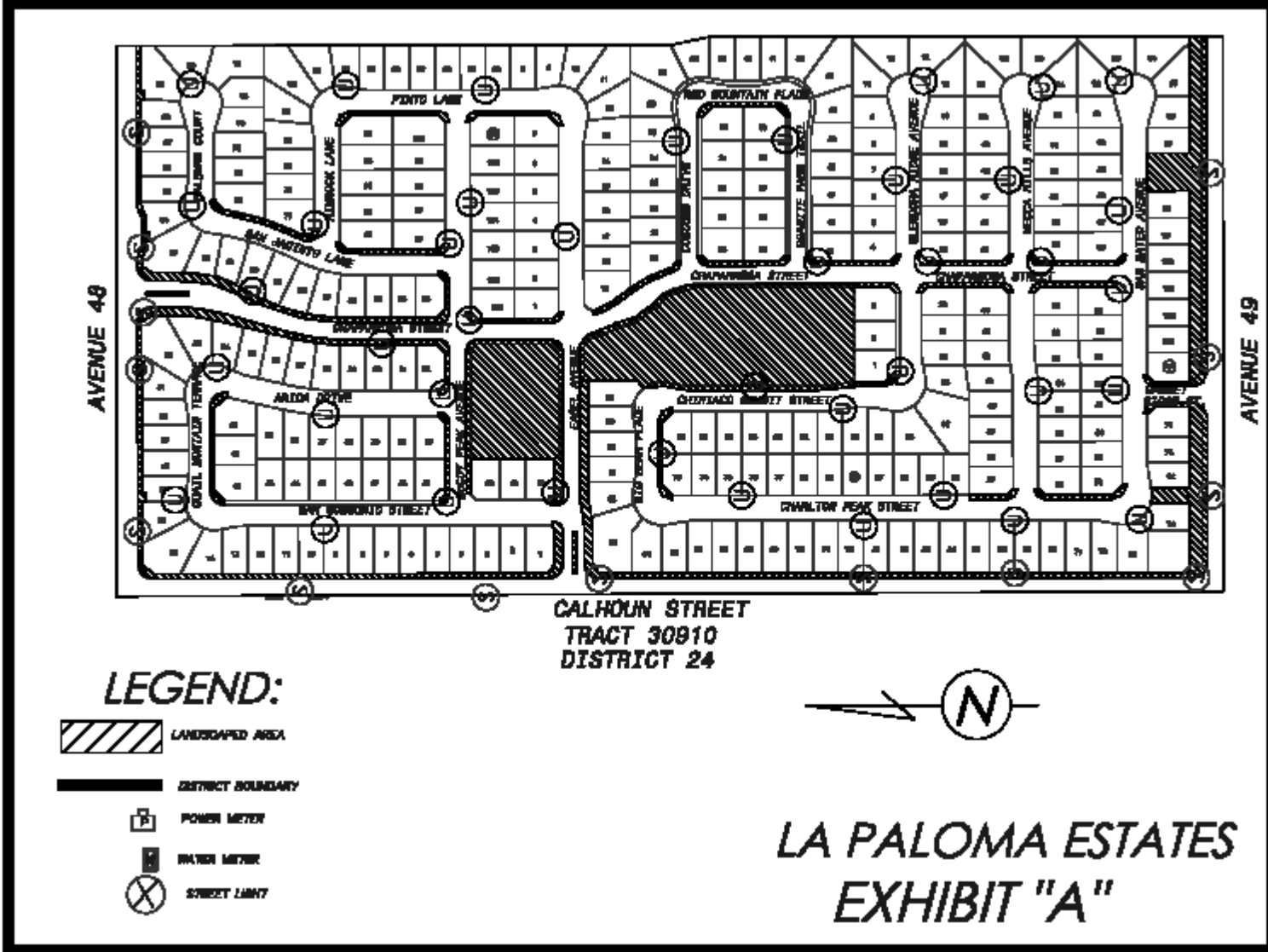


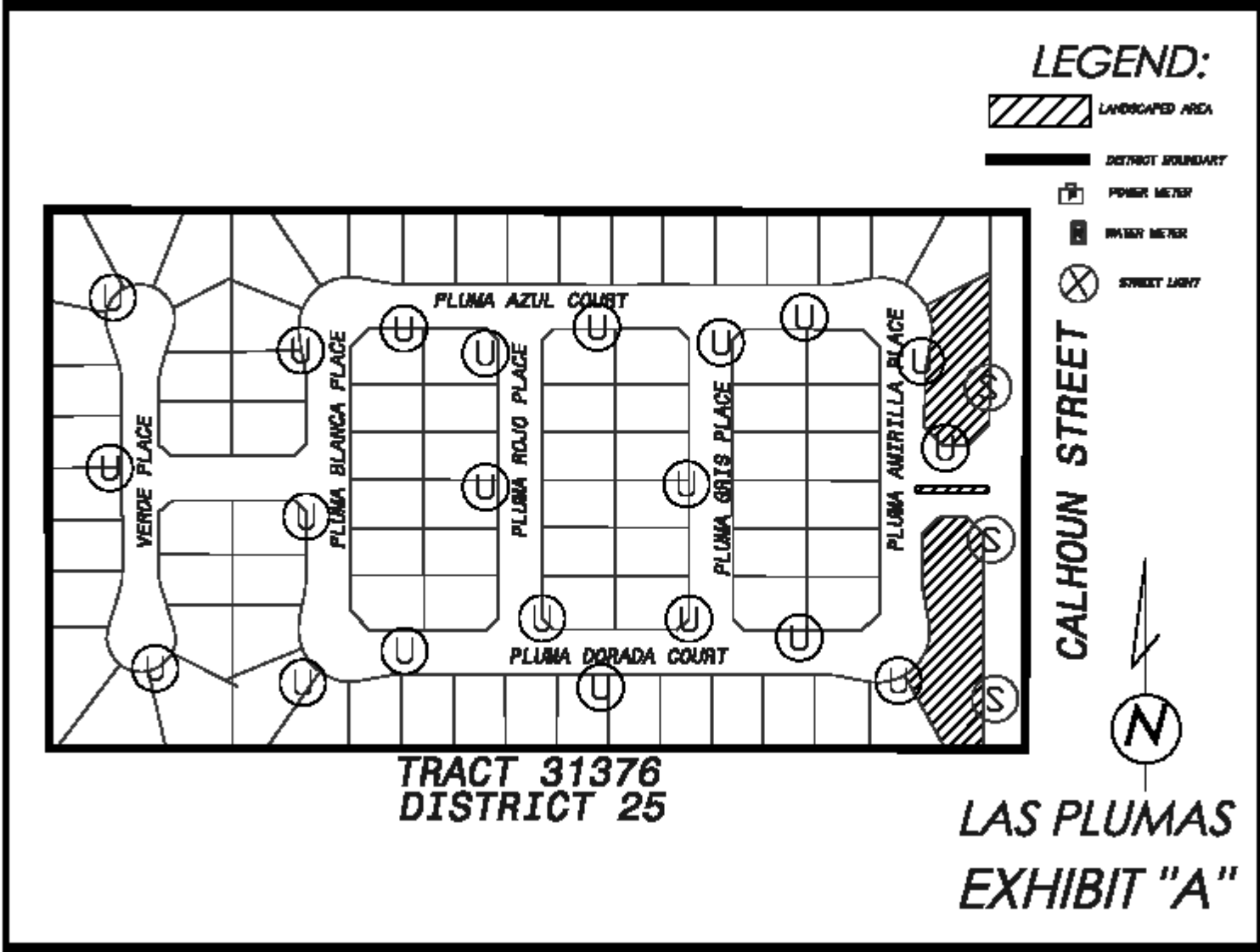


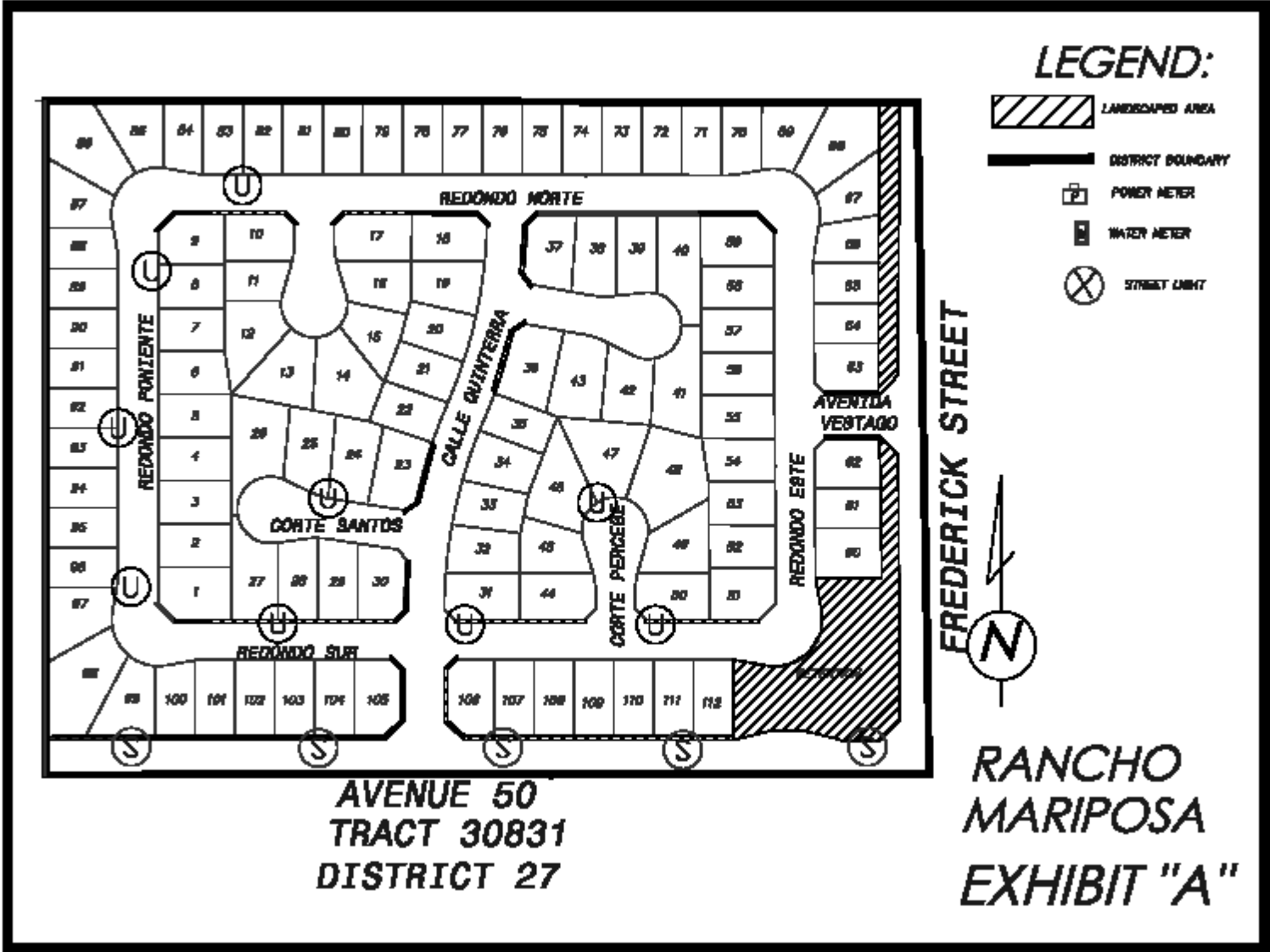


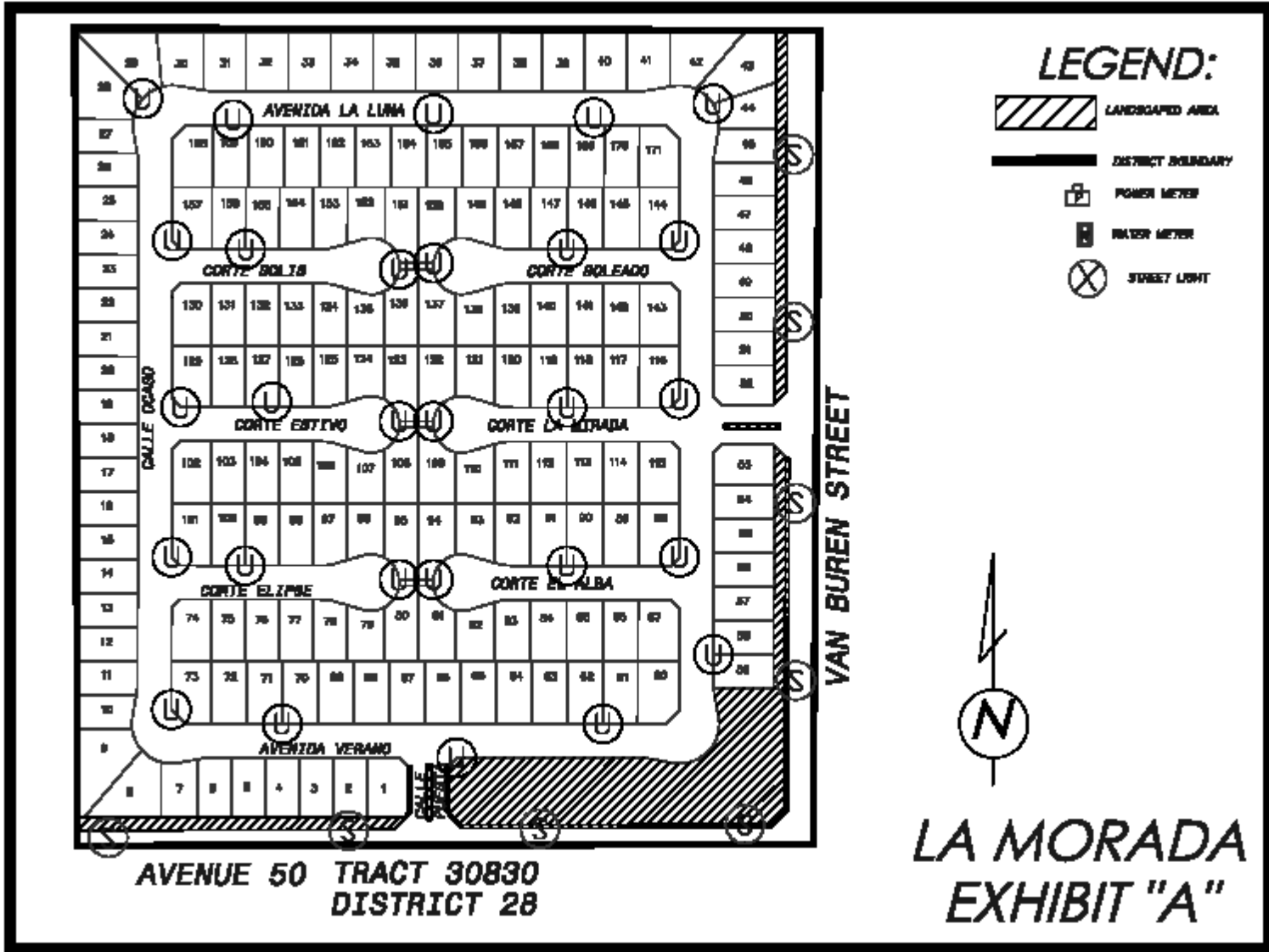


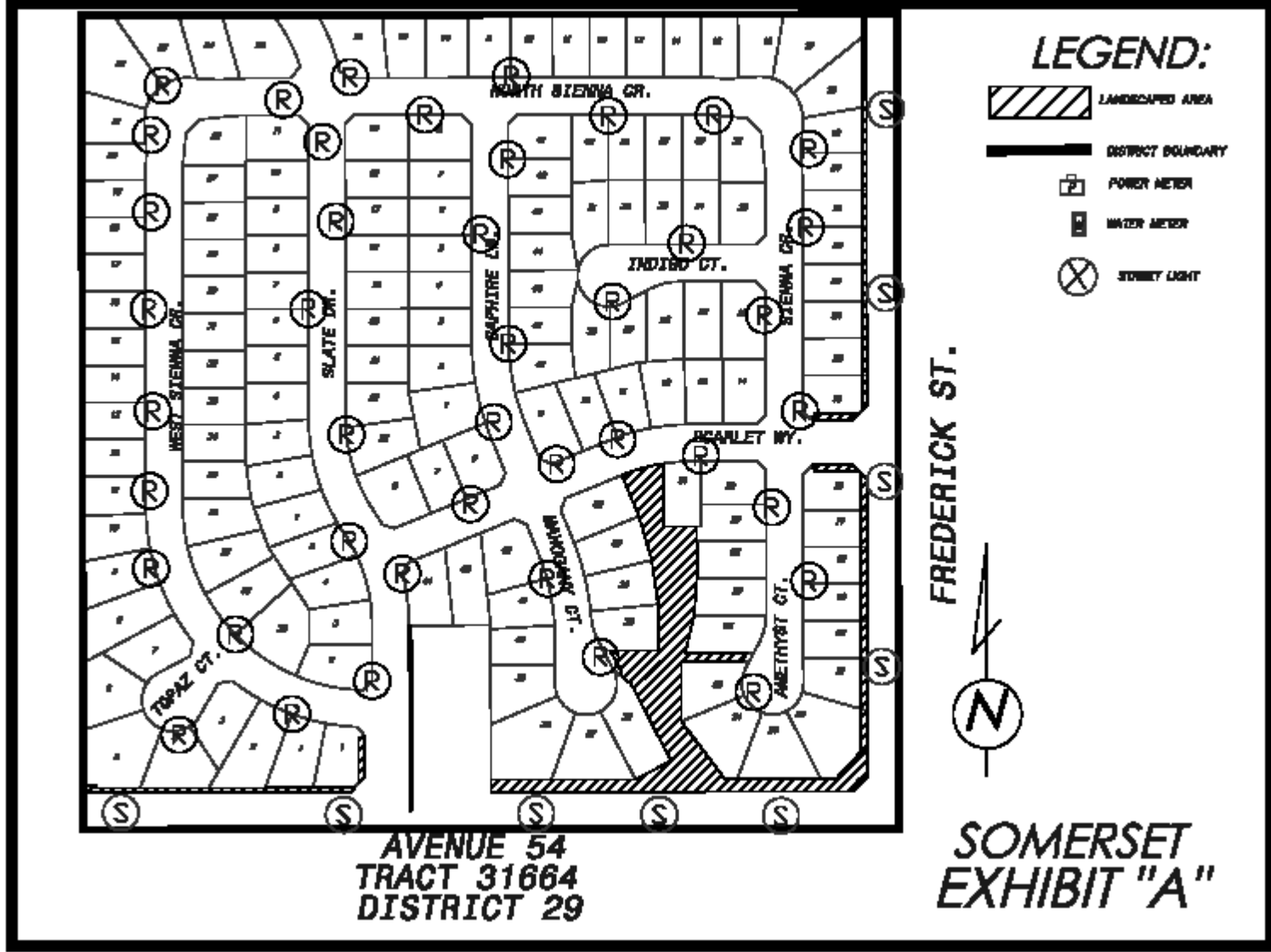


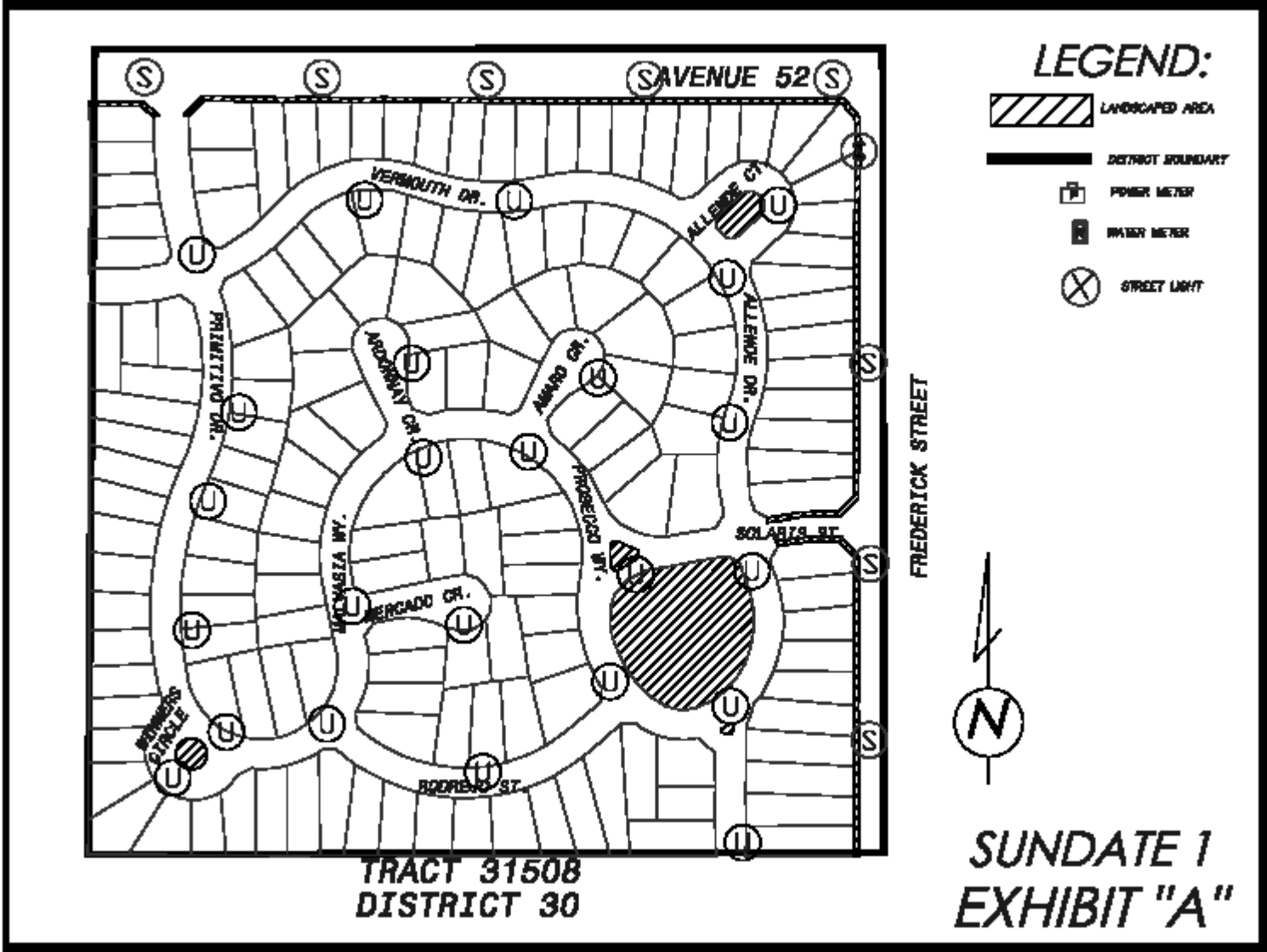


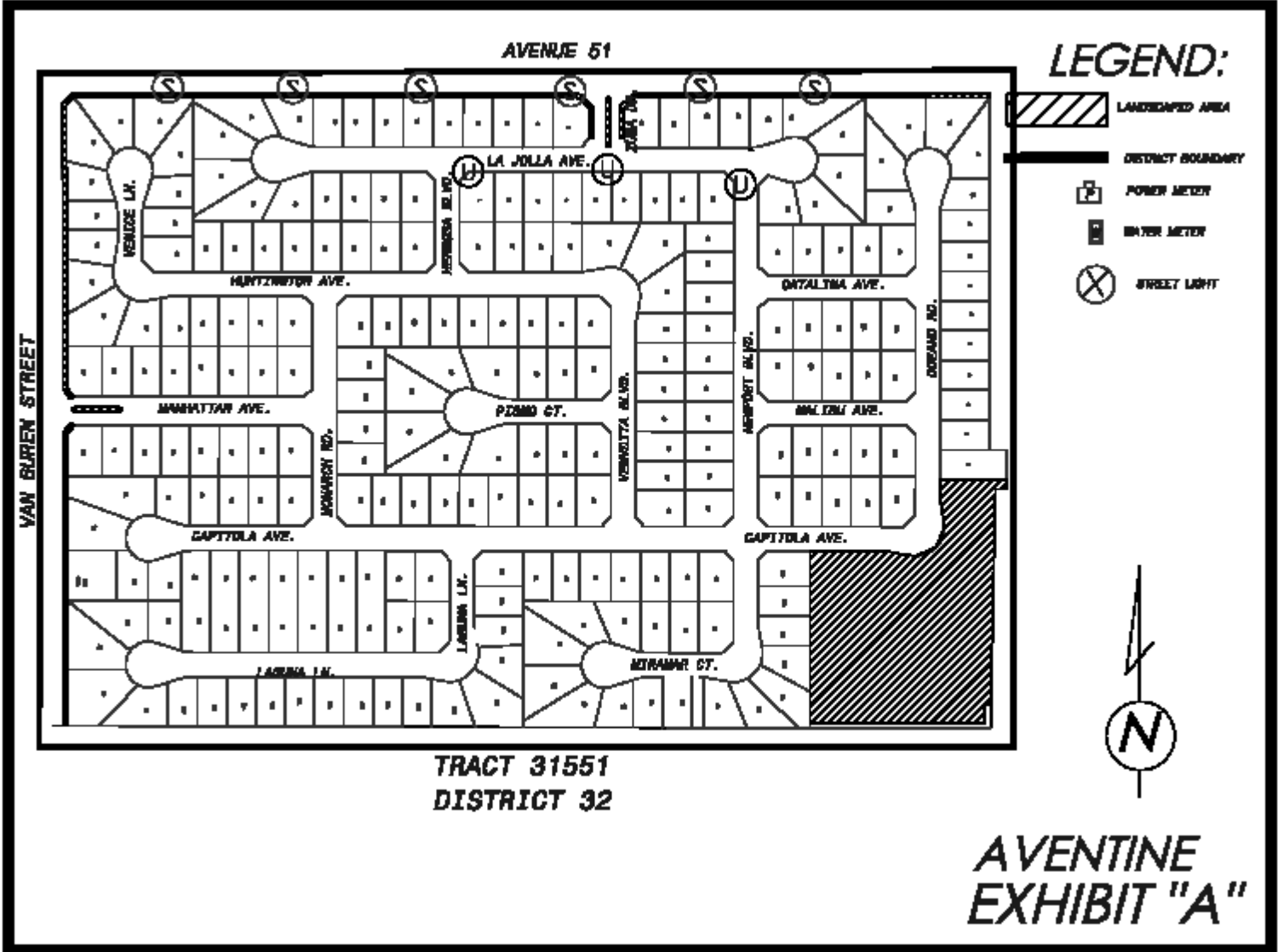


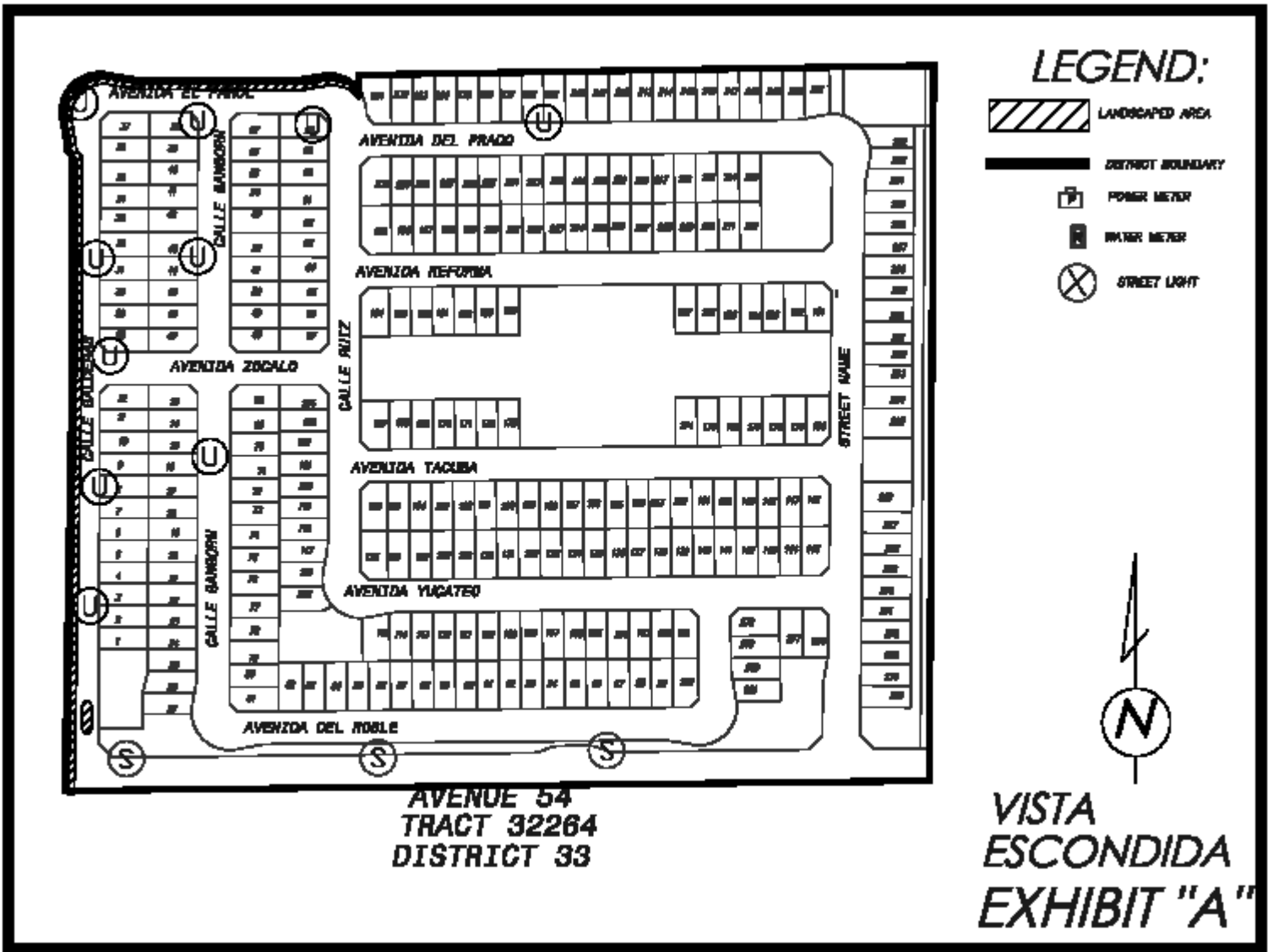


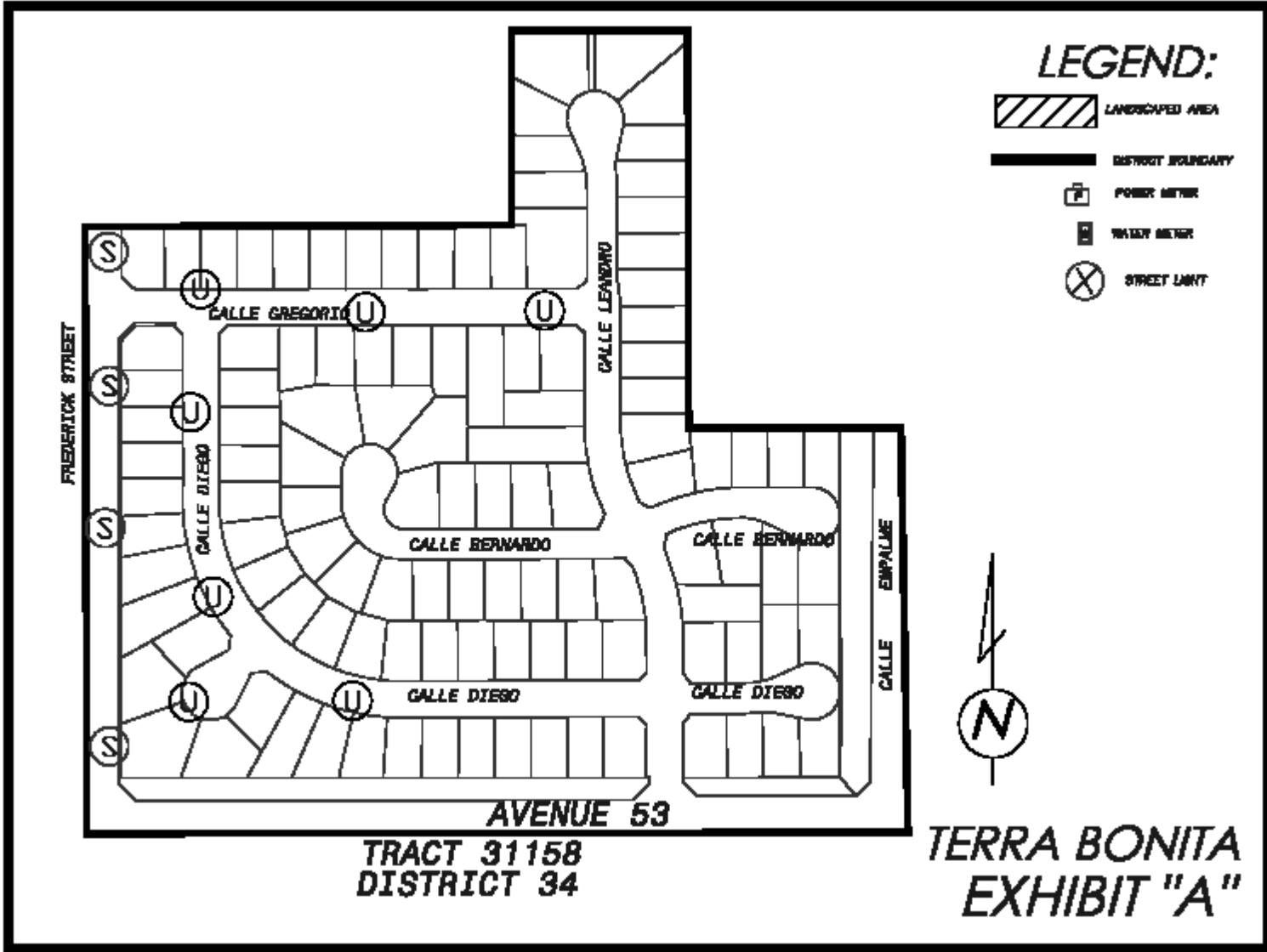


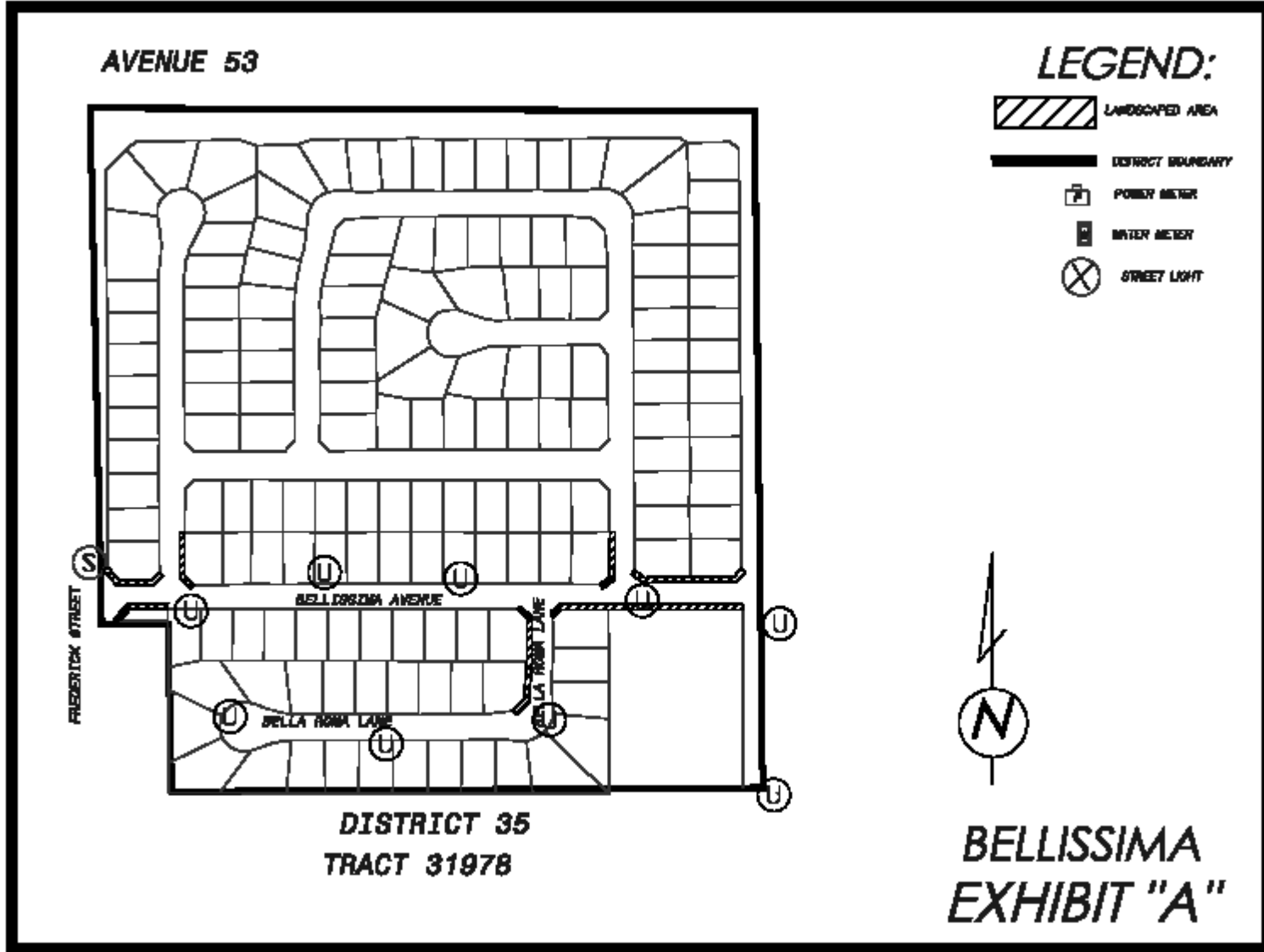


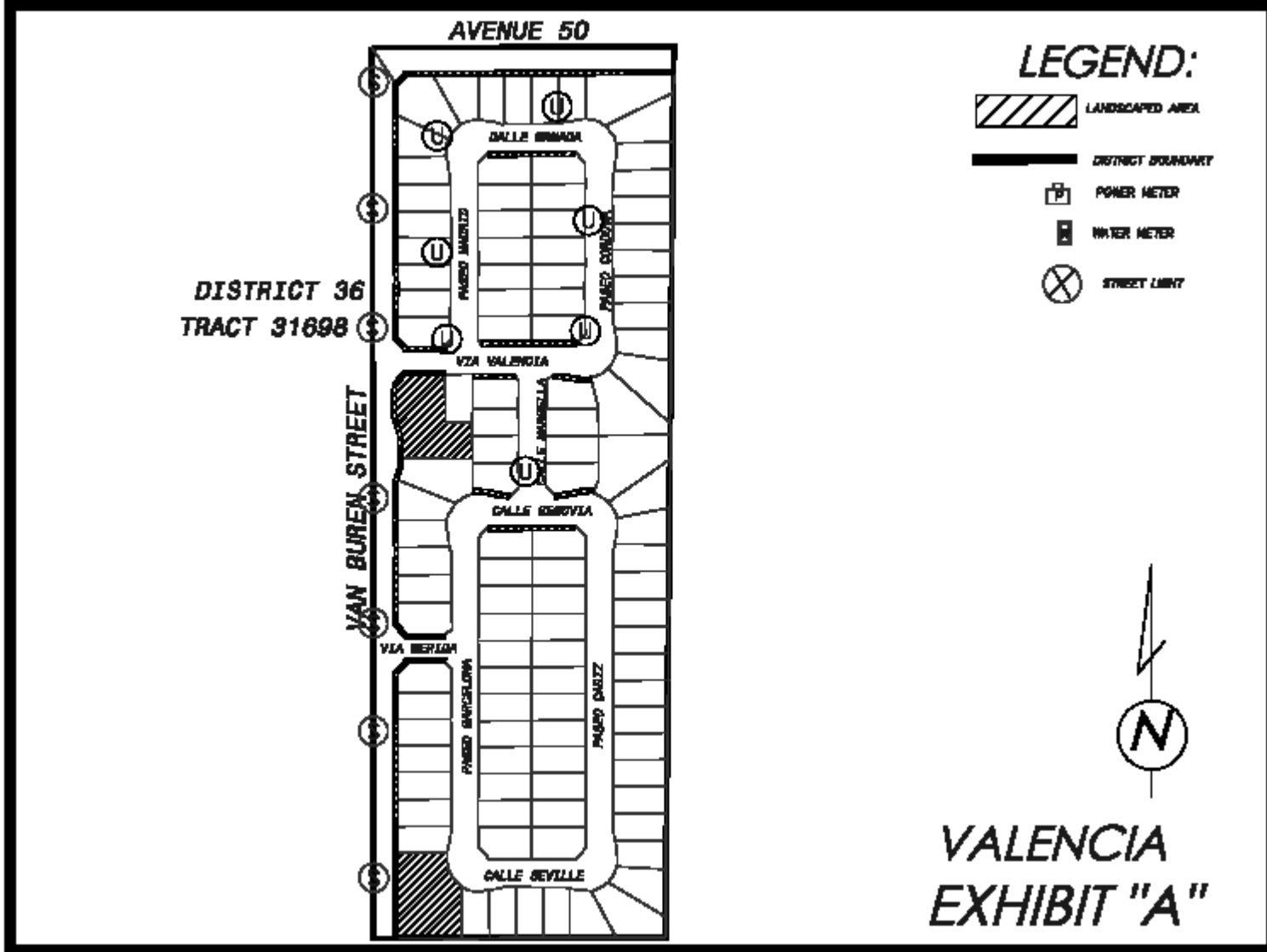


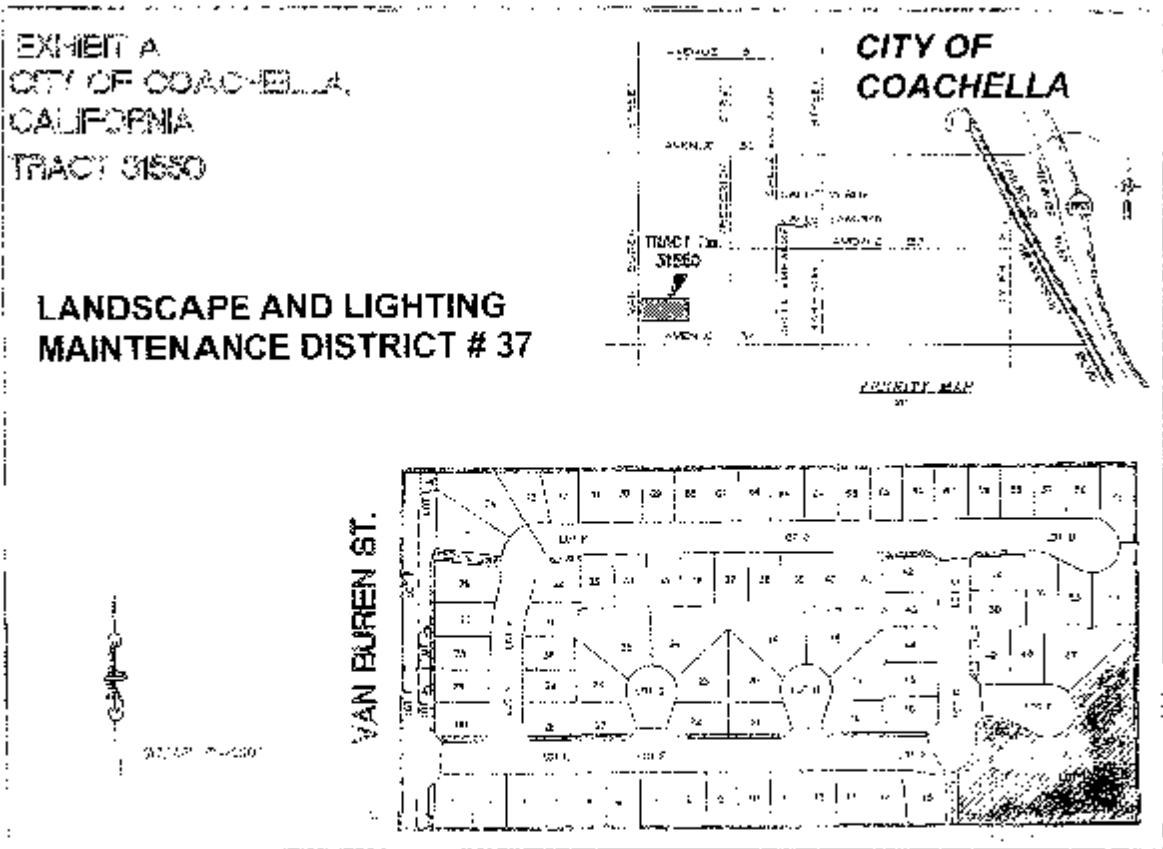












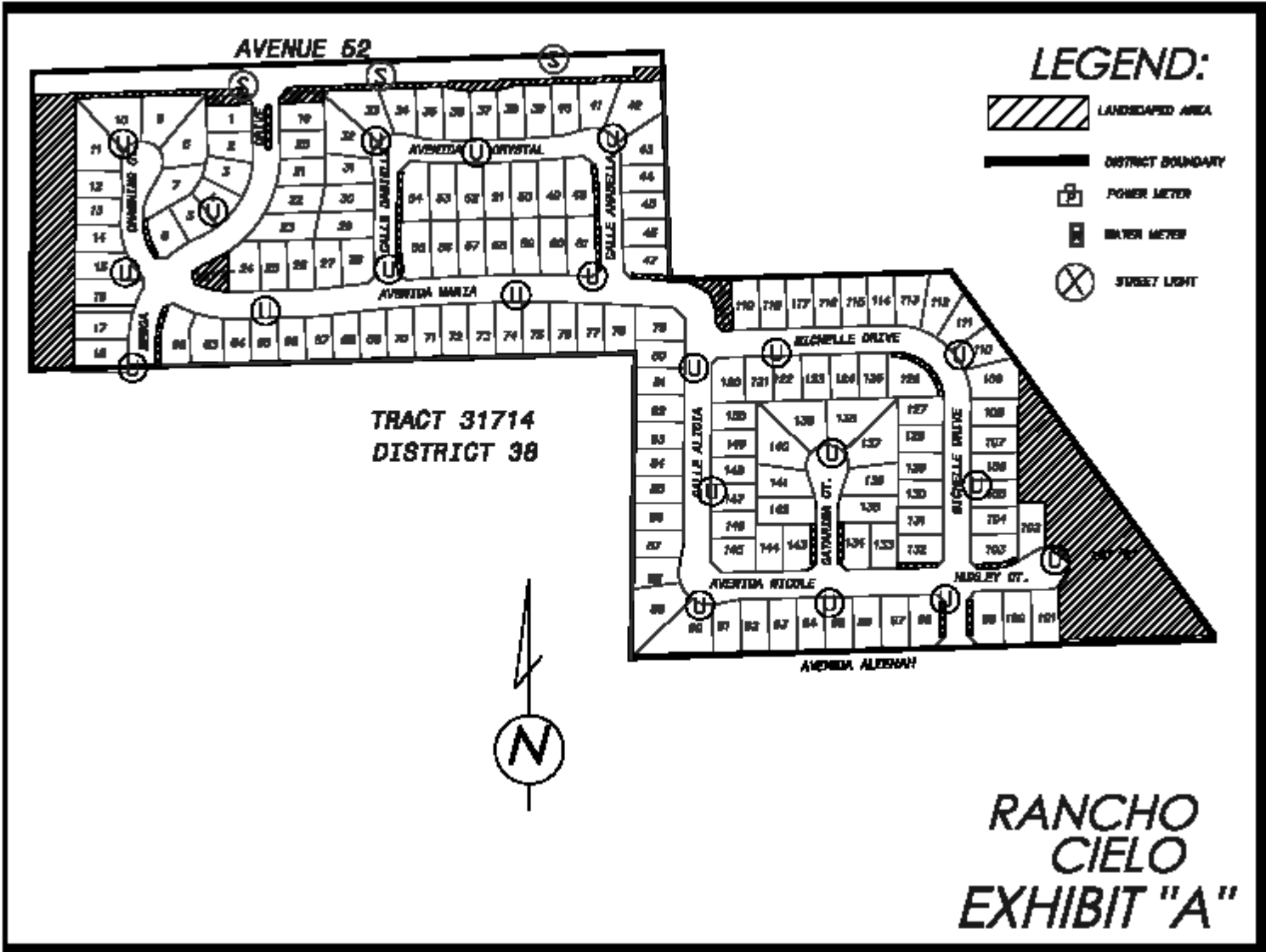


Exhibit B – 2021/2022 Collection Roll

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Riverside County Assessor's map for the year in which this report is prepared.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways, including public greenbelts and parkways; utility right-of-ways; common areas (such as in condominium complexes); landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed; and park properties and other publicly owned, government-owned, public utility-owned properties that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The land use classification for each parcel has been based on the Riverside County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, have been prepared by the City, and by reference is made part of this report.

At the conclusion of the public hearing on the proposed assessment, the returned property owner assessment ballots will be tabulated for any District so balloted, and the City Council will declare the result of that balloting. Based on balloting results (if any), the City Council may amend this Report or Approve the Report as submitted. Approval of the Report (as submitted or as modified) confirms the method of apportionment and the maximum assessment rate to be levied against each eligible parcel, and thereby constitutes the approved levy and collection of assessments for Fiscal Year 2021/2022. Said listing of parcels to be assessed shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2021/2022.

If any parcel submitted for collection is identified by County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number(s) will be identified and resubmitted to the County Auditor/Controller or mailed directly to the parcel/property owner. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Exhibit B – 2021/2022 Collection Roll / District Budget

District Budget Fiscal Year 2021/2022						
Levy Components	District 1	District 2	District 3	District 4	District 5	District 6
Direct Costs						
Utilities Water	2,220.00	-	1,400.00	400.00	-	-
Utilities Electric	1,400.00	2,790.00	2,800.00	800.00	-	4,700.00
Landscape Maintenance	9,846.00	6,102.00	4,004.00	3,012.00	-	8,688.00
Storm Drain	-	-	-	-	-	-
Repair and Maintenance	400.00	-	200.00	200.00	-	-
Professional Services	420.00	300.00	420.00	340.00	-	340.00
Total Direct Costs	14,286.00	9,192.00	8,824.00	4,752.00	-	13,728.00
Administrative Costs						
County Administrative Fee	185.00	186.00	207.00	159.00	-	203.00
Systems Management Fee	2,292.65	1,485.76	1,430.78	778.05	-	2,207.09
Total Administrative Costs	2,477.65	1,671.76	1,637.78	937.05	-	2,410.09
Fund Balance (Deficit)						
Projected Beginning Balance	(16,723.26)	(5,567.67)	(36,540.66)	12,304.33	-	(183,468.82)
Total Costs	(16,763.65)	(10,863.76)	(10,461.78)	(5,689.05)	-	(16,138.09)
2021/2022 Levy	13,919.20	7,768.80	17,267.40	6,231.72	-	36,641.88
Operating Reserve	-	-	-	3,115.86	-	-
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	(19,567.71)	(8,662.63)	(29,735.04)	15,962.86	-	(162,965.03)
Ending Balance Classifications						
District Reserve (Deficit)	(19,567.71)	(8,662.63)	(29,735.04)	12,847.00	-	(162,965.03)
Operating Reserves	-	-	-	3,115.86	-	-
Capital Improv. Reserve	-	-	-	-	-	-
Available Balance (Deficit)	(19,567.71)	(8,662.63)	(29,735.04)	15,962.86	-	(162,965.03)
District Statistics						
Total Parcels Levied	127	130	181	66	-	171
2020/2021 Levy Per Parcel	109.60	59.76	95.40	94.42	-	214.28
2020/2021 Total Levy	13,919.20	7,768.80	17,267.40	6,231.72	-	36,641.88
2021/2022 Levy Per Parcel	109.60	59.76	95.40	94.42	-	214.28
2021/2022 Total Levy	13,919.20	7,768.80	17,267.40	6,231.72	-	36,641.88

City of Coachella
 Engineer's Annual Levy Report Fiscal year 2021/2022
 Landscaping and Lighting Maintenance Assessment Districts

District Budget Fiscal Year 2021/2022						
Levy Components	District 7	District 8	District 9	District 10	District 11	District 12
Direct Costs						
Utilities Water	1,300.00	-	500.00	-	620.00	700.00
Utilities Electric	3,160.00	-	850.00	1,200.00	1,200.00	1,155.00
Landscape Maintenance	5,544.00	-	6,348.00	840.00	2,554.00	4,662.00
Storm Drain	-	-	-	-	-	-
Repair and Maintenance	200.00	-	200.00	-	2,000.00	5,000.00
Professional Services	340.00	300.00	340.00	300.00	1,340.00	1,340.00
Total Direct Costs	10,544.00	300.00	8,238.00	2,340.00	7,714.00	12,857.00
Administrative Costs						
County Administrative Fee	199.00	189.00	144.00	162.00	175.00	163.00
Systems Management Fee	1,702.02	77.47	1,327.96	396.39	1,249.86	2,062.76
Total Administrative Costs	1,901.02	266.47	1,471.96	558.39	1,424.86	2,225.76
Fund Balance (Deficit)						
Projected Beginning Balance	(70,179.42)	(14,547.33)	(41,685.13)	(55,358.91)	26,866.01	59,393.43
Total Costs	(12,445.02)	(566.47)	(9,709.96)	(2,898.39)	(9,138.86)	(15,082.76)
2021/2022 Levy	24,616.90	3,485.88	5,645.44	6,139.50	8,899.80	13,300.00
Operating Reserve	-	-	-	-	4,449.90	6,650.00
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	(58,007.54)	(11,627.92)	(45,749.65)	(52,117.80)	31,076.85	64,260.67
Ending Balance Classifications						
District Reserve (Deficit)	(58,007.54)	(11,627.92)	(45,749.65)	(52,117.80)	26,626.95	57,610.67
Operating Reserves	-	-	-	-	4,449.90	6,650.00
Capital Improv. Reserve	-	-	-	-	-	-
Available Balance (Deficit)	(58,007.54)	(11,627.92)	(45,749.65)	(52,117.80)	31,076.85	64,260.67
District Statistics						
Total Parcels Levied	161	138	32	75	105	76
2020/2021 Levy Per Parcel	152.90	25.26	176.42	81.86	84.76	150.00
2020/2021 Total Levy	24,616.90	3,485.88	5,645.44	6,139.50	8,899.80	11,400.00
2021/2022 Levy Per Parcel	152.90	25.26	176.42	81.86	84.76	175.00
2021/2022 Total Levy	24,616.90	3,485.88	5,645.44	6,139.50	8,899.80	13,300.00

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Levy Components	District 13	District 14	District 15	District 16	District 17	District 18
Direct Costs						
Utilities Water	2,040.00	3,200.00	6,200.00	40,000.00	13,820.00	5,000.00
Utilities Electric	3,990.00	2,415.00	1,175.00	12,000.00	3,360.00	6,300.00
Landscape Maintenance	24,198.00	6,844.00	6,716.00	131,470.00	31,956.00	28,156.00
Storm Drain	-	-	-	-	6,000.00	4,500.00
Repair and Maintenance	2,000.00	2,000.00	2,000.00	130,000.00	40,000.00	5,000.00
Professional Services	380.00	380.00	340.00	11,860.00	11,940.00	380.00
Total Direct Costs	32,608.00	14,839.00	16,431.00	325,330.00	107,076.00	49,336.00
Administrative Costs						
County Administrative Fee	202.00	169.00	151.00	364.00	199.00	203.00
Systems Management Fee	5,198.10	2,377.72	2,627.09	51,599.81	16,995.62	7,848.48
Total Administrative Costs	5,400.10	2,546.72	2,778.09	51,963.81	17,194.62	8,051.48
Fund Balance (Deficit)						
Projected Beginning Balance	80,460.97	27,680.18	38,913.08	1,157,580.35	164,099.17	(102,000.78)
Total Costs	(38,008.10)	(17,385.72)	(19,209.09)	(377,293.81)	(124,270.62)	(57,387.48)
2021/2022 Levy	57,748.32	31,451.40	25,920.00	457,875.00	76,950.00	100,231.28
Operating Reserve	28,874.16	15,725.70	12,960.00	228,937.50	38,475.00	-
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	129,075.35	57,471.56	58,583.99	1,467,099.04	155,253.55	(59,156.98)
Ending Balance Classifications						
District Reserve (Deficit)	201.19	41,745.86	45,623.99	638,161.54	86,778.55	(59,156.98)
Operating Reserves	28,874.16	15,725.70	12,960.00	228,937.50	38,475.00	-
Capital Improv. Reserve	100,000.00	-	-	600,000.00	30,000.00	-
Available Balance (Deficit)	129,075.35	57,471.56	58,583.99	1,467,099.04	155,253.55	(59,156.98)
District Statistics						
Total Parcels Levied	168	90	48	555	162	172
2020/2021 Levy Per Parcel	333.72	339.28	520.00	825.00	400.00	565.76
2020/2021 Total Levy	56,064.96	30,535.20	24,960.00	457,875.00	64,800.00	97,310.72
2021/2022 Levy Per Parcel	343.74	349.46	540.00	825.00	475.00	582.74
2021/2022 Total Levy	57,748.32	31,451.40	25,920.00	457,875.00	76,950.00	100,231.28

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Levy Components	District 19	District 20	District 21	District 22	District 23	District 24
Direct Costs						
Utilities Water	2,000.00	8,300.00	610.00	6,000.00	8,000.00	20,000.00
Utilities Electric	2,205.00	2,100.00	1,420.00	2,700.00	4,500.00	8,000.00
Landscape Maintenance	21,978.00	13,858.00	10,790.00	16,424.00	17,249.00	154,624.00
Storm Drain	-	4,000.00	-	12,000.00	2,000.00	8,000.00
Repair and Maintenance	20,000.00	20,000.00	10,000.00	35,000.00	500.00	15,000.00
Professional Services	1,500.00	11,380.00	340.00	1,420.00	550.00	620.00
Total Direct Costs	47,683.00	59,638.00	23,160.00	73,544.00	32,799.00	206,244.00
Administrative Costs						
County Administrative Fee	184.00	165.00	160.00	181.00	181.00	253.00
Systems Management Fee	7,583.59	9,474.61	3,694.60	11,680.28	5,225.03	32,715.39
Total Administrative Costs	7,767.59	9,639.61	3,854.60	11,861.28	5,406.03	32,968.39
Fund Balance (Deficit)						
Projected Beginning Balance	77,500.86	132,284.28	(54,198.39)	202,519.17	(232,239.33)	(256,379.62)
Total Costs	(55,450.59)	(69,277.61)	(27,014.60)	(85,405.28)	(38,205.03)	(239,212.39)
2021/2022 Levy	43,260.84	44,550.00	10,080.00	41,300.00	68,089.42	207,235.65
Operating Reserve	21,630.42	22,275.00	-	20,650.00	-	-
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	86,941.53	129,831.67	(71,132.99)	179,063.89	(202,354.94)	(288,356.36)
Ending Balance Classifications						
District Reserve (Deficit)	55,311.11	77,556.67	(71,132.99)	98,413.89	(202,354.94)	(288,356.36)
Operating Reserves	21,630.42	22,275.00	-	20,650.00	-	-
Capital Improv. Reserve	10,000.00	30,000.00	-	60,000.00	-	-
Available Balance (Deficit)	86,941.53	129,831.67	(71,132.99)	179,063.89	(202,354.94)	(288,356.36)
District Statistics						
Total Parcels Levied	126	81	70	118	119	291
2020/2021 Levy Per Parcel	315.00	520.00	139.80	300.00	555.52	691.40
2020/2021 Total Levy	39,690.00	42,120.00	9,786.00	35,400.00	66,106.88	201,197.40
2021/2022 Levy Per Parcel	343.34	550.00	144.00	350.00	572.18	712.15
2021/2022 Total Levy	43,260.84	44,550.00	10,080.00	41,300.00	68,089.42	207,235.65

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	District Budget Fiscal Year 2021/2022					
Levy Components	District 25	District 26	District 27	District 28	District 29	District 30
Direct Costs						
Utilities Water	3,700.00	-	1,100.00	10,400.00	2,400.00	7,200.00
Utilities Electric	2,600.00	-	2,300.00	3,900.00	5,300.00	3,900.00
Landscape Maintenance	10,974.00	-	15,764.00	22,968.00	27,888.00	24,270.00
Storm Drain	6,200.00	-	5,750.00	5,080.00	8,000.00	4,500.00
Repair and Maintenance	20,000.00	-	3,000.00	2,000.00	30,000.00	40,000.00
Professional Services	11,340.00	-	340.00	380.00	11,420.00	11,500.00
Total Direct Costs	54,814.00	-	28,254.00	44,728.00	85,008.00	91,370.00
Administrative Costs						
County Administrative Fee	167.00		178.00	203.00	195.00	198.00
Systems Management Fee	8,710.66		4,504.49	7,118.43	13,498.74	14,507.15
Total Administrative Costs	8,877.66	-	4,682.49	7,321.43	13,693.74	14,705.15
Fund Balance (Deficit)						
Projected Beginning Balance	154,490.83	-	(212,212.26)	12,510.95	207,877.41	282,899.39
Total Costs	(63,691.66)	-	(32,936.49)	(52,049.43)	(98,701.74)	(106,075.15)
2021/2022 Levy	45,675.00	-	58,800.00	89,775.00	49,400.00	40,000.00
Operating Reserve	22,837.50	-	-	44,887.50	24,700.00	20,000.00
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	159,311.67	-	(186,348.75)	95,124.02	183,275.67	236,824.24
Ending Balance Classifications						
District Reserve (Deficit)	81,474.17	-	(186,348.75)	50,236.52	68,575.67	66,824.24
Operating Reserves	22,837.50	-	-	44,887.50	24,700.00	20,000.00
Capital Improv. Reserve	55,000.00	-	-	-	90,000.00	150,000.00
Available Balance (Deficit)	159,311.67	-	(186,348.75)	95,124.02	183,275.67	236,824.24
District Statistics						
Total Parcels Levied	87	-	112	171	152	160
2020/2021 Levy Per Parcel	480.00	-	480.00	480.00	300.00	200.00
2020/2021 Total Levy	41,760.00	-	53,760.00	82,080.00	45,600.00	32,000.00
2021/2022 Levy Per Parcel	525.00	-	525.00	525.00	325.00	250.00
2021/2022 Total Levy	45,675.00	-	58,800.00	89,775.00	49,400.00	40,000.00

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District Budget Fiscal Year 2021/2022						
Levy Components	District 31	District 32	District 33	District 34	District 35	District 36
Direct Costs						
Utilities Water	5,300.00	4,400.00	22,000.00	2,800.00	1,600.00	3,300.00
Utilities Electric	4,000.00	5,300.00	2,500.00	2,800.00	3,500.00	3,100.00
Landscape Maintenance	24,930.00	42,344.00	36,074.00	2,004.00	10,828.00	22,364.00
Storm Drain	9,900.00	5,600.00	7,300.00	3,850.00	5,000.00	4,100.00
Repair and Maintenance	45,000.00	30,000.00	200,000.00	4,500.00	5,000.00	15,000.00
Professional Services	11,580.00	11,420.00	11,500.00	300.00	1,380.00	11,340.00
Total Direct Costs	100,710.00	99,064.00	279,374.00	16,254.00	27,308.00	59,204.00
Administrative Costs						
County Administrative Fee	242.00	236.00	249.00	166.00	152.00	176.00
Systems Management Fee	15,993.86	15,732.13	44,300.77	2,601.43	4,350.50	9,407.59
Total Administrative Costs	16,235.86	15,968.13	44,549.77	2,767.43	4,502.50	9,583.59
Fund Balance (Deficit)						
Projected Beginning Balance	403,766.55	244,021.54	598,241.91	(249,717.06)	29,597.18	144,457.98
Total Costs	(116,945.86)	(115,032.13)	(323,923.77)	(19,021.43)	(31,810.50)	(68,787.59)
2021/2022 Levy	86,125.00	112,500.00	169,200.00	54,625.00	28,175.00	39,960.00
Operating Reserve	43,062.50	56,250.00	84,600.00	-	14,087.50	19,980.00
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	416,008.19	297,739.41	528,118.14	(214,113.49)	40,049.18	135,610.39
Ending Balance Classifications						
District Reserve (Deficit)	52,945.69	61,489.41	308,518.14	(214,113.49)	25,961.68	55,630.39
Operating Reserves	43,062.50	56,250.00	84,600.00	-	14,087.50	19,980.00
Capital Improv. Reserve	320,000.00	180,000.00	135,000.00	-	-	60,000.00
Available Balance (Deficit)	416,008.19	297,739.41	528,118.14	(214,113.49)	40,049.18	135,610.39
District Statistics						
Total Parcels Levied	265	250	282	115	49	108
2020/2021 Levy Per Parcel	250.00	450.00	575.50	420.00	525.00	320.00
2020/2021 Total Levy	66,250.00	112,500.00	162,291.00	48,300.00	25,725.00	34,560.00
2021/2022 Levy Per Parcel	325.00	450.00	600.00	475.00	575.00	370.00
2021/2022 Total Levy	86,125.00	112,500.00	169,200.00	54,625.00	28,175.00	39,960.00

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Levy Components	District 37	District 38	Total Districts
Direct Costs			
Utilities Water	-	3,600.00	190,110.00
Utilities Electric	-	3,200.00	112,620.00
Landscape Maintenance	-	19,064.00	775,335.00
Storm Drain	-	8,200.00	109,980.00
Repair and Maintenance	-	10,000.00	694,200.00
Professional Services	-	1,460.00	130,830.00
Total Direct Costs	-	45,524.00	2,013,075.00
Administrative Costs			
County Administrative Fee	-	194.00	6,740.00
Systems Management Fee	-	7,243.12	319,999.98
Total Administrative Costs	-	7,437.12	326,739.98
Fund Balance (Deficit)			
Projected Beginning Balance	-	101,545.00	2,628,191.93
Total Costs	-	(52,961.12)	(2,339,814.98)
2021/2022 Levy	-	82,500.00	2,165,343.43
Operating Reserve	-	41,250.00	775,398.54
Capital Improv. Reserve	-	-	-
Projected Ending Balance	-	172,333.88	3,229,118.92
Ending Balance Classifications			
District Reserve (Deficit)	-	131,083.88	633,720.38
Operating Reserves	-	41,250.00	775,398.54
Capital Improv. Reserve	-	-	1,820,000.00
Available Balance (Deficit)	-	172,333.88	3,229,118.92
District Statistics			
Total Parcels Levied	-	150	5,163.00
2020/2021 Levy Per Parcel	-	500.00	
2020/2021 Total Levy	-	75,000.00	2,047,688.68
2021/2022 Levy Per Parcel	-	550.00	
2021/2022 Total Levy	-	82,500.00	2,165,343.43