

**ENGINEER'S REPORT  
ANNEXATION NO. 27 TO  
ASSESSMENT DISTRICT NO. 2003-1  
OF THE  
CITY OF SAN JACINTO**

**February 6, 2007**

**ENGINEER'S REPORT  
ANNEXATION NO. 27 TO  
ASSESSMENT DISTRICT NO. 2003-1**

**CITY OF SAN JACINTO**

**Prepared for**  
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## **INTRODUCTION**

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In accordance with the Resolution of the City Council of the City of San Jacinto, California, initiating the annexation of certain real property to Assessment District No. 2003-01 (hereinafter referred to as the “Assessment District or AD No. 2003-1”), pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the “Resolution of Initiation”), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the “Council”), in connection with the proceedings for Annexation No. 27 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 27 to AD No. 2003-1 (the “Report”), consisting of four (4) parts as follows:

### **PART I – DESCRIPTION OF THE SERVICES TO BE FINANCED**

A description of the street maintenance services to be provided by the Assessment District for Annexation No. 27 is discussed in this part.

### **PART II – DESCRIPTION OF ASSESSMENT DISTRICT**

A description of the property within each zone of benefit within Annexation No. 27 is contained in this part of the Report.

### **PART III – AMOUNT OF THE PROPOSED ASSESSMENT AND ASSESSMENT ROLL**

This part includes the amount of the proposed assessment.

### **PART IV – BASIS AND SCHEDULE OF ASSESSMENT**

This part discusses the methodology used to allocate the assessment based on the benefit received by property within Annexation No. 27.

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## **PART I. DESCRIPTION OF THE SERVICES TO BE FINANCED**

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The Assessment District is intended to finance the costs associated with the maintenance of interior streets within the boundaries of Annexation No. 27, including street sweeping, slurry seal, grind and overlay of existing pavement, and replacement of damaged curb, sidewalk, and pavement. Each type of service is described below.

### **Street Sweeping**

This service shall consist of cleaning the streets within Annexation No. 27 by City of San Jacinto (“City”) forces or by contract with outside forces. The streets will be cleaned on a monthly basis, consistent with the current level of service for existing streets within the City limits.

### **Slurry Seal**

This service shall consist of providing a slurry seal, or asphaltic coating over pavement areas within Annexation No. 27 on an average interval of four years. The service shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work. Slurry seal operations will not occur in interval years where grind and overlay or replacement activities, as described below, are scheduled.

### **Grind and Overlay**

This service shall consist of grinding out the upper 2 inches (approximately) of asphalt paving and replacing with a new layer of asphalt, on an average interval of twelve years. The service shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work. Grinding and overlay operations shall not occur within interval years where Remove and Reconstruct operations, as described below, are scheduled.

### **Remove and Reconstruct**

It is estimated that approximately every 36 years the asphaltic layer of the pavement structural section will need to be removed and replaced. In addition it is assumed that 10% of curb and sidewalk improvements will need to be repaired or replaced, due to normal damage and deterioration. This service shall consist of such removals and replacements and shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work.

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## **PART II. DESCRIPTION OF ASSESSMENT DISTRICT**

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For purposes of determining the benefits associated with the costs of services provided by the Assessment District, Annexation No. 27 has been divided into one zone of benefit (“Zone”) based on location as described below and shown on the assessment diagram located in Exhibit A-1.

### **Zone 38**

Zone 38 consists of Tract No. 31979 and Assessor Parcel Numbers (“APN”) 434-110-014 and 434-110-016. Tract No. 31979 encompasses approximately 3.00 acres and includes 11 residential lots. A map of Tract No. 31979 is provided in Exhibit A-2.

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### **PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL**

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WHEREAS, the City Council pursuant to Resolution No. 2585, dated November 6, 2003, formed AD No. 2003-1 pursuant to the Benefit Assessment District Act of 1982 (the "Act") for the purpose of annually levying assessments on all land within the Assessment District to pay the costs of street, road and highway maintenance within said district; and

WHEREAS, the City Council has now determined that certain property that will receive the benefit of such maintenance should be annexed to the Assessment District; and

WHEREAS, previously the City Council of the City of San Jacinto, California, did, pursuant to the provisions of the Benefit Assessment Act of 1982, adopt its Resolution of Initiation, for the purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 27, and,

WHEREAS, said Resolution of Initiation, as required by law, did direct the City Engineer to prepare or cause to be prepared and file a Report, regarding the proposed Annexation No. 27 to AD No. 2003-1 and the assessments to be levied on the land therein to pay the estimated annual costs of the street, road and highway maintenance.

For particulars, reference is made to the resolution forming AD No. 2003-1 and the Resolution of Initiation as previously adopted, and

NOW, THEREFORE, David Taussig and Associates, Inc., at the direction of the City Engineer, pursuant to the Benefit Assessment Act of 1982, does hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Initiation, the costs and expenses of the street maintenance to be performed in Annexation No. 27 to the Assessment District have been assessed upon the parcels of land in Annexation No. 27 to the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels.
2. A diagram is attached in Exhibit A-1, showing Annexation No. 27 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 27 to the Assessment District as the same existed at the time of the passage of said Resolution of Initiation, each of which subdivisions of land or parcels or lots respectively have been identified by Assessor Parcel Number upon said Diagram and in said Assessment Roll.
3. An Assessment Roll is attached in Exhibit B, containing the maximum assessment per lot for fiscal year 2007-2008. Notwithstanding the above, the City will not levy an assessment for services related to road facilities that have not been accepted for maintenance by the City.

4. By virtue of the authority contained in said Benefit Assessment Act of 1982 and by further direction and order of the legislative body, the following assessment is hereby made to cover the costs and expenses of the street maintenance for Annexation No. 27 to the Assessment District based on the costs and expenses, as set forth in Part IV:

<b>Zone</b>	<b>FY 2007-08 Total Annual Assessment</b>	<b>No. of Residential Lots [1]</b>	<b>FY 2007-08 Assessment per Residential Lot [1]</b>
38	\$4,476	11	\$406.91
[1] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.			

The maximum amount of such annual assessment for the Assessment District shall increase annually beginning July 1, 2008, by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index for Los Angeles, measured as of the month of December in the calendar year which ends in the previous fiscal year, with a maximum annual increase of six percent (6.00%) and a minimum annual increase of zero percent (0.00%) of the amount in effect in the previous fiscal year.

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## **PART IV. BASIS AND SCHEDULE OF ASSESSMENT**

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Assessments levied pursuant to the Benefit Assessment Act of 1982 must be based on the benefit to the parcel, which will be derived from the provision of the services. The services to be financed by the assessments levied within each Zone are the maintenance of interior streets within such Zone. Therefore, the services financed by a given Zone provide direct and special benefit to property within such Zone.

Typically, identification of the benefits associated with maintenance services is the first step in developing the assessment spread methodology. The Assessment District will provide short term and long term maintenance of the streets within each Zone. The resulting benefits to the residential lots within each Zone consist of, but are not limited to:

1. Safe vehicular and pedestrian access; and
2. Clean and presentable streets and gutters.

In order to allocate the assessments in proportion to the direct benefits that each parcel will receive from the services, an in-depth analysis was performed for each Zone since each Zone has its own interior street facilities. The analysis entailed three component tasks: (1) identification of service costs, (2) allocation of costs, and (3) calculation of assessments, as described below.

### **Costs of Services**

Maintenance costs for each type of service were calculated for each Zone based on the paving area, length of curb, and area of sidewalk within such Zone as determined from available maps and improvement plans, and unit prices as discussed below.

The unit price per curb-mile per year was calculated using the City's current annual budget for street sweeping divided by the monthly service (in curb-miles). This unit price is applied to the total curb-miles for the annexed Zone.

Weighted average unit prices were applied to construction items such as slurry seal, asphalt paving, concrete curb, and concrete sidewalk based on data from recent projects of similar size within the same geographic area. Other items such as traffic control, striping, and mobilization were added as lump sum items to more closely approximate total bid prices. A summary of the cost estimates for the annexed Zone is provided in Exhibit C.

Ten percent was added to the estimated maintenance costs for construction administration. An additional \$22.52 per single-family residential lot was added for annual administration of Annexation No. 27 to the Assessment District. The cost of services is summarized in Exhibit D.

### **Allocation of Cost**

Zone 38 is expected to be developed with single-family residential homes which will receive the primary benefit from the maintenance of interior street facilities within such zone. Therefore, the cost of services for such Zone is allocated equally to each single-family residential lot within the Zone.

### **Annual Assessment**

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 38 (see Exhibit E). The cash flow sets forth the expected annual assessment revenue along with the projected annual cost for each type of service based on the costs identified in Part IV above and the service intervals described in Part I, assuming that the revenues and costs escalate by an average rate of 3.1% per year. As not all services are provided each year, the amount of funds required from a particular Zone will vary from year to year. The fiscal year 2007-08 annual assessment was calculated such that the annual assessment revenues in any year plus the expected fund balance remaining from previous annual assessments will provide sufficient revenue to fund the services required in any given year, assuming that revenues and costs escalate by an average rate of 3.1% per year.

The following table sets forth the total fiscal year 2007-08 assessment for the annexed Zone as well as the fiscal year 2007-08 maximum assessment per residential lot.

### **Schedule of Assessments**

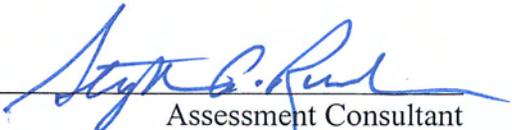
<b>Zone</b>	<b>FY 2007-08 Total Annual Assessment [1]</b>	<b>No. of Residential Lots [2]</b>	<b>FY 2007-08 Assessment per Residential Lot [1, 2]</b>
38	\$4,476	11	\$406.91
[1] Annual Assessments are subject to annual escalations between 0% and 6% per year. [2] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.			

In conclusion, it is my opinion that the assessments for the above-referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the street maintenance services.

Dated: February 6, 2007.



David Taussig and Associates, Inc.

  
Assessment Consultant  
City of San Jacinto  
County of Riverside  
State of California

I, Dorothy L. Chouinard, City Clerk of the City of San Jacinto, California do hereby certify that the foregoing assessment, together with the Diagram attached thereto, was filed in my office on the 7<sup>th</sup> day of February 2007.

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Dorothy L. Chouinard  
City Clerk of the City of San Jacinto  
County of Riverside  
State of California

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**EXHIBIT A-1**

**ENGINEER'S REPORT**

**ASSESSMENT DIAGRAM : ZONE 38**

**ASSESSMENT DIAGRAM  
ANNEXATION NO. 27 TO  
ASSESSMENT DISTRICT NO. 2003-1  
CITY OF SAN JACINTO  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA**

Filed in the office of the City Clerk of the City of San Jacinto  
this \_\_\_\_ day of \_\_\_\_\_, 2007.

Reference is hereby made to that certain map entitled "Assessment Diagram, Assessment District No. 2003-1, City of San Jacinto, County of Riverside, State of California," filed the 23rd day of December, 2003, at the hour of 8 o'clock a.m. in Book 55 at page 64, and as instrument number 2003-998200 in the office of the County Recorder of the County of Riverside, State of California, which this Annexation Diagram affects.

\_\_\_\_\_  
Dorothy L. Chouinard, San Jacinto City Clerk

An assessment was levied by the City Council of the City of San Jacinto on the lots, pieces, and parcels of land shown on this assessment diagram. Said assessment was levied on the \_\_th day of \_\_\_\_\_, 2007. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the \_\_\_\_\_ day of \_\_\_\_\_ 2007. Reference is made to the assessment roll recorded in the office of the San Jacinto City Clerk for the exact amount of each assessment levied against each parcel of land shown on this assessment diagram.

\_\_\_\_\_  
Dorothy L. Chouinard, San Jacinto City Clerk

Filed this \_\_\_\_ day of \_\_\_\_\_, 2007, at the hour of \_\_\_\_ o'clock \_\_m,  
in Book \_\_\_\_\_ of Maps of Assessment and Community Facilities  
Districts at page \_\_\_\_\_ and as Instrument No. \_\_\_\_\_ in  
the office of the County Recorder of Riverside County, State of California.

Larry W. Ward

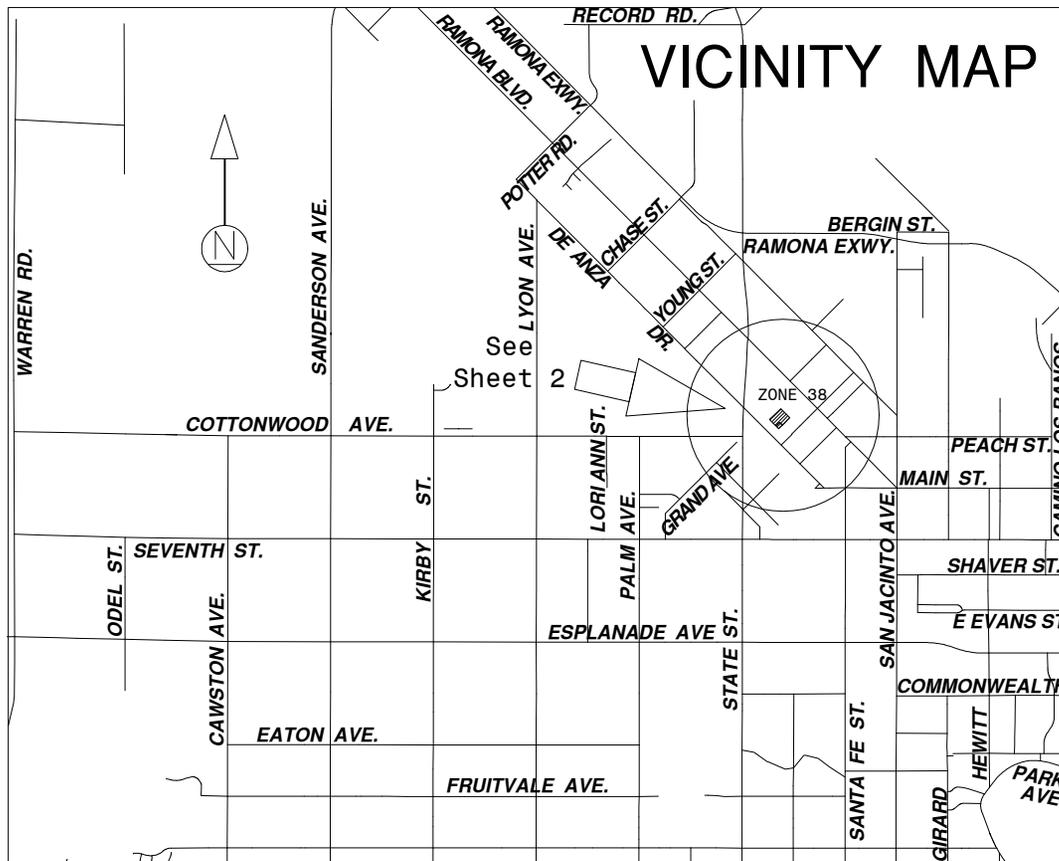
Assessor-County Clerk-Recorder of Riverside County

By \_\_\_\_\_

Deputy

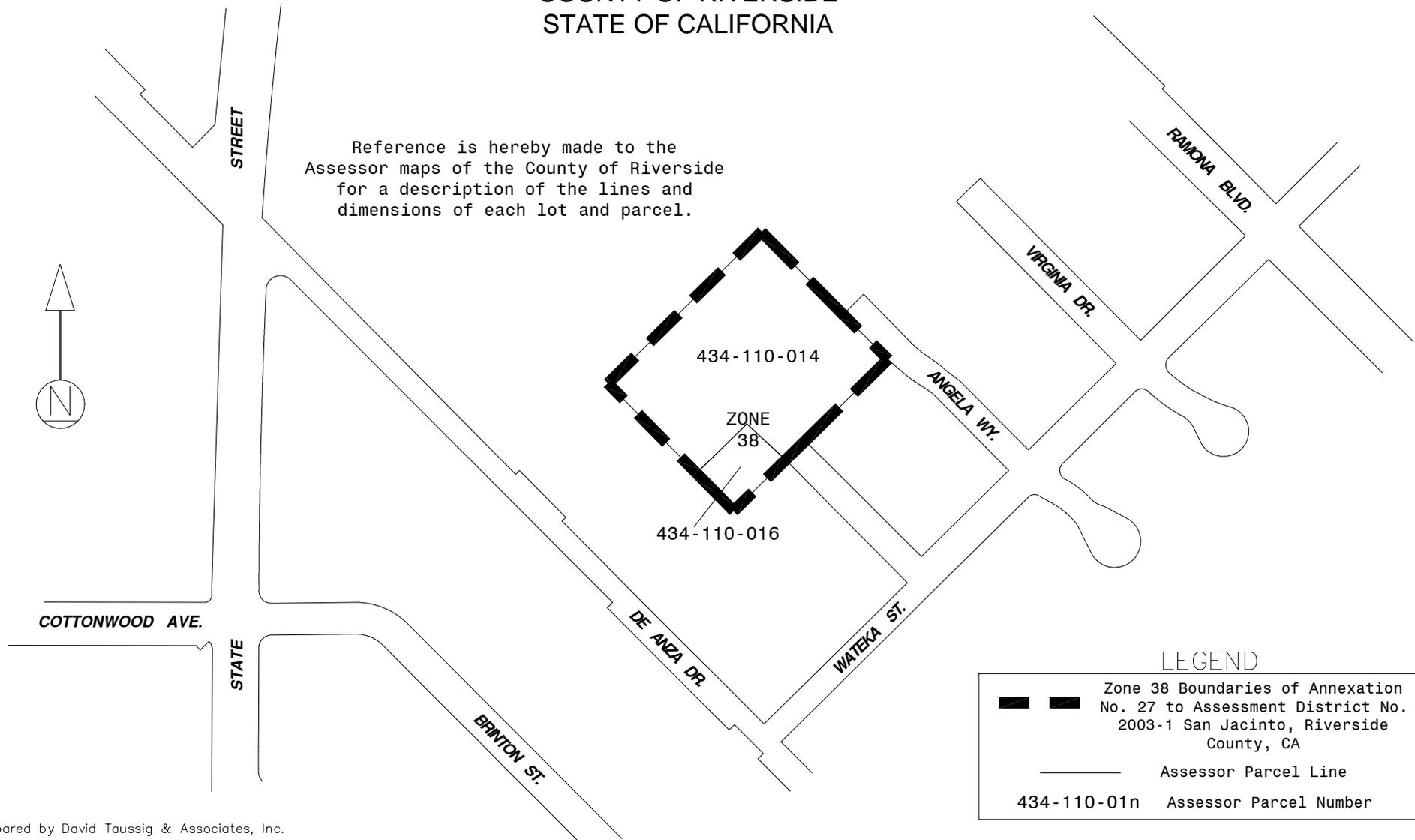
Fee \_\_\_\_\_

Exempt recording requested, per CA Government Code §6103



ASSESSMENT DIAGRAM  
ANNEXATION NO. 27 TO  
ASSESSMENT DISTRICT NO. 2003-1  
CITY OF SAN JACINTO  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

Reference is hereby made to the  
Assessor maps of the County of Riverside  
for a description of the lines and  
dimensions of each lot and parcel.



LEGEND

	Zone 38 Boundaries of Annexation No. 27 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
	Assessor Parcel Line
434-110-01n	Assessor Parcel Number

**EXHIBIT A-2**

**ENGINEER'S REPORT**

**TRACT MAP : ZONE 38**

IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**TRACT MAP NO. 31979**

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 36, PAGE 20, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF LOT 43 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, AS PER MAP ON FILE IN BOOK 8, PAGE 357, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. LOCATED IN SECTION 27, T. 4 S., R. 1 W., S.B.M.

**SURVEYOR'S NOTES**

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHEAST PROPERTY LINE OF PARCEL 2 PER P.M. 36/20, SHOWN AS NORTH 45° 00' 00" WEST.

2. ● INDICATES FOUND MONUMENT AS NOTED

3. ○ INDICATES SET 1" IRON PIPE TAGGED "PLS 7171" FLUSH.

4. THIS TRACT MAP CONTAINS 3.0 ACRES GROSS.

5. ( ) INDICATES RECORD DATA PER P.M. 36/20

( [ ] INDICATES RECORD DATA PER P.M. 43/18

( [ ] INDICATES RECORD DATA PER M.B. 98/15-17

( < > INDICATES RECORD DATA PER M.B. 27/31

( ( ) INDICATES RECORD DATA PER DOCUMENT NO. 2003-650521, RECORDED 08/22/2003 IN OFFICIAL RECORDS OF RIVERSIDE COUNTY.

6. A NAIL AND TAG STAMPED "PLS 7171" WILL BE SET FLUSH IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES. ALSO FOR E.C.S.'S, B.C.'S AND CURB RETURNS ON A LINE PROJECTED ON A RADIAL TO THE PROPERTY LINE CURVE, UNLESS OTHERWISE INDICATED.

7. A 1" IRON PIPE WITH TAG "PLS 7171" WILL BE SET FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES WHERE BLOCK WALLS EXIST. SET NAIL & TAG "PLS 7171" ON TOP OF BLOCK WALL OR IN WALL FOOTING.

**EASEMENT NOTES**

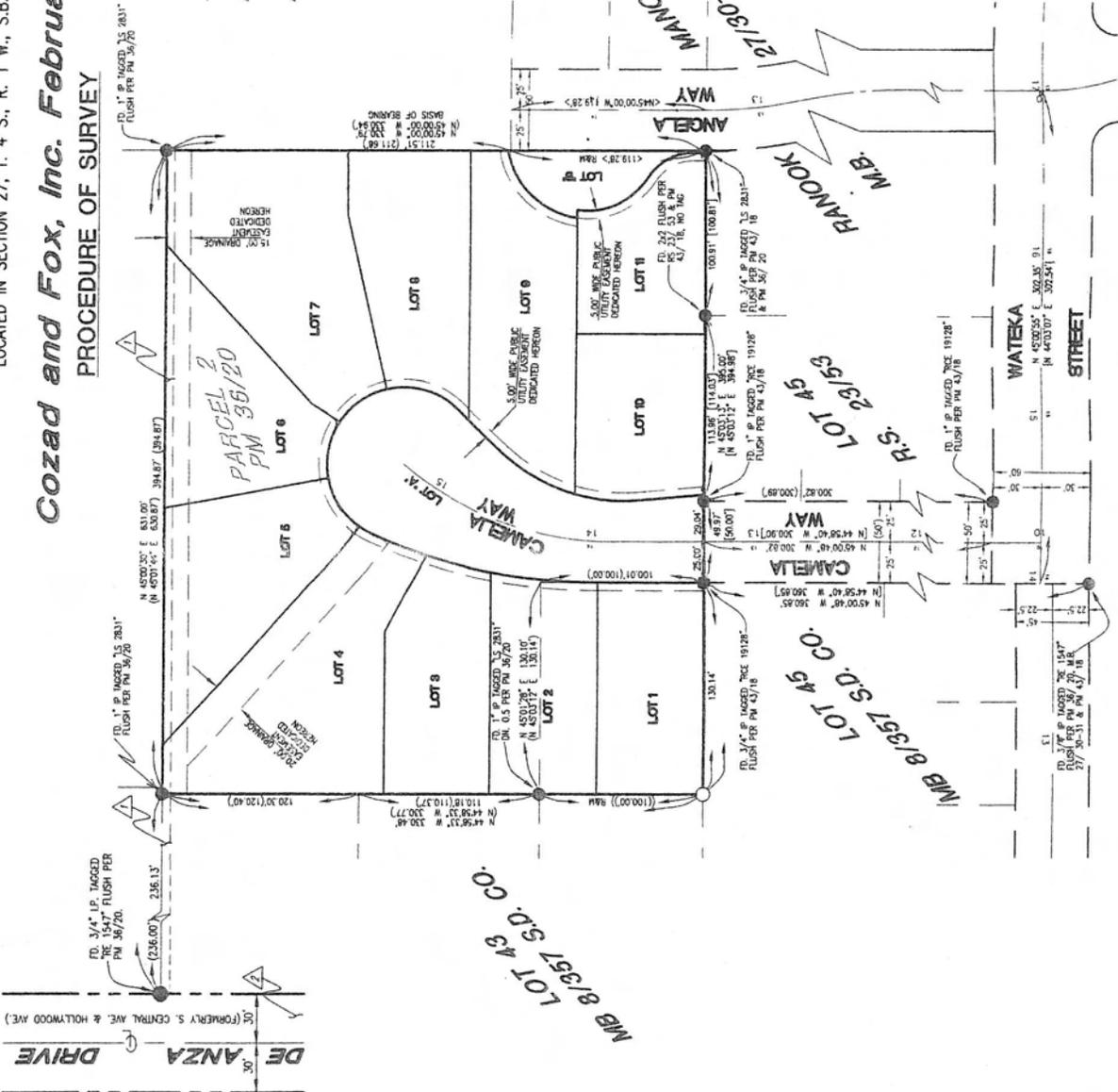
△ 5' WIDE DRAINAGE EASEMENT AS GRANTED TO THE CITY OF SAN JACINTO, AS SHOWN ON P.M. 36/20, RECORDS OF RIVERSIDE COUNTY

△ 60' WIDE RIGHT OF WAY FOR ROADS PARALLEL WITH CENTRAL AVENUE ALONG THE OUTER LINES OF THE TWO TIER'S OF LOTS BORDERING ON THE WEST SIDE OF THE TRACT, WITH A MINIMUM OF 30 FEET ON EACH SIDE OF SAN LINES FOR ROAD PURPOSES OR FOR DRAINAGE OR PIPES FOR CONDUCTING WATER.

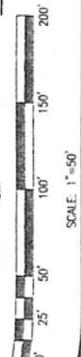
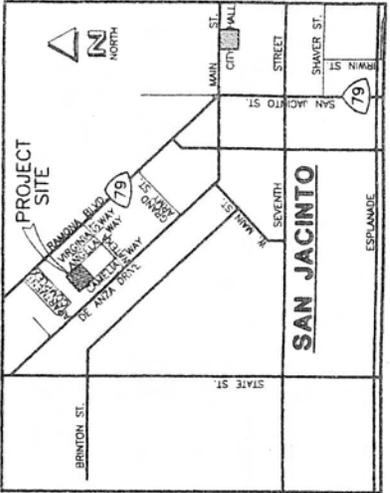
△ A PORTION OF WAY AND EASEMENT RESERVED TO SAN JACINTO, LAND ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND UTILITY LINES AND CONDUITS FOR ALL PURPOSES OF IRRIGATION AND DRAINAGE. THIS RESERVATION THEREOF NOT BEING DISCLOSED BY THE PUBLIC RECORDS.

**PROCEDURE OF SURVEY**

**Cozad and Fox, Inc. February 2006**



**T. 4 S., R. 1 W., SEC. 27 S.B.M**



**EXHIBIT B**

**ENGINEER'S REPORT**

**ASSESSMENT ROLL : ZONE 38**

**City of San Jacinto  
Annexation No. 27 to  
Assessment District No. 2003-1  
FY 2007-08 Assessment Roll**

	<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2007-08 Assessment</u>
<b>Zone 38</b>				
	434-110-014	31979	3	\$406.91
	434-110-014	31979	4	\$406.91
	434-110-014	31979	5	\$406.91
	434-110-014	31979	6	\$406.91
	434-110-014	31979	7	\$406.91
	434-110-014	31979	8	\$406.91
	434-110-014	31979	9	\$406.91
	434-110-014	31979	10	\$406.91
	434-110-014	31979	11	\$406.91
	434-110-016	31979	1	\$406.91
	434-110-016	31979	2	\$406.91
	<b>Total Assessment for Zone 38:</b>			<b>\$4,476.01</b>
	<b>Total FY 2007-08 Assessment:</b>			<b>\$4,476.01</b>

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**EXHIBIT C**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 38**

Detailed Cost Estimate  
City of San Jacinto  
AD No. 2003-1, Annexation No. 27  
Zone 38  
Tract No. 31979

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	655	0.12	\$200.29	<b>\$24.85</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,781.83	\$2,782
Place slurry seal	13,971	s.f.	\$0.11	\$1,555
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$311
Striping	1	l.s.	\$2,781.83	\$2,782
Traffic Control	1	l.s.	\$2,781.83	\$2,782
Total				<b>\$10,211</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,450.93	\$4,451
Grind	13,971	s.f.	\$0.03	\$466
0.15' asphaltic concrete paving overlay	147	tons	\$38.95	\$5,713
Striping	1	l.s.	\$2,781.83	\$2,782
Traffic Control	1	l.s.	\$2,781.83	\$2,782
Total				<b>\$16,194</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$11,127.33	\$11,127
Remove concrete curb @ 10% of total quantity	66	l.f.	\$1.11	\$73
Remove sidewalk @ 10% of total quantity	360	s.f.	\$0.17	\$60
Grind 0.33' AC paving	13,971	s.f.	\$0.07	\$1,042
construct 6" curb @10% of total quantity	66	l.f.	\$8.46	\$554
construct 6' wide sidewalk @ 10% of total quantity	360	s.f.	\$1.95	\$702
construct 0.25' AC paving	244	tons	\$38.95	\$9,522
Striping	1	l.s.	\$2,781.83	\$2,782
Traffic control	1	l.s.	\$2,781.83	\$2,782
Total				<b>\$28,643</b>

**EXHIBIT D**

**ENGINEER'S REPORT**

**COST OF SERVICES SUMMARY : ZONE 38**

Cost of Services Summary  
City of San Jacinto  
AD No. 2003-1, Annexation No. 27

Component Costs per Occurrence [1]									
Zone	No. of Lots	Curb-Miles	Paving Area (SF)	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration (10%)	FY 2007-08 District Admin [2]
38	11	0.12	13,971	\$25	\$10,211	\$16,194	\$28,643	\$342	\$248

[1] Refer to Exhibit C for details of the cost calculations.

[2] An additional \$22.52 per single family residential lot was added for annual administration of Annexation No. 18 to the Assessment District.

**EXHIBIT E**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 38**

Street Maintenance Allocation [1]  
 City of San Jacinto  
 AD No. 2003-1, Annexation No. 27  
 Zone 38  
 Tract No. 31979

Year	FY Beginning	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Annual Interest Revenue	Fund Balance (Revenue Minus Cost)
1	2007	\$4,476	\$25				\$2	\$248	\$275	\$0	\$4,201
2	2008	\$4,615	\$26				\$3	\$255	\$284	\$0	\$8,532
3	2009	\$4,758	\$26				\$3	\$263	\$292	\$0	\$12,998
4	2010	\$4,905	\$27	\$11,190			\$1,122	\$271	\$12,611	\$0	\$5,292
5	2011	\$5,057	\$28				\$3	\$280	\$311	\$0	\$10,039
6	2012	\$5,214	\$29				\$3	\$289	\$320	\$0	\$14,932
7	2013	\$5,376	\$30				\$3	\$298	\$330	\$0	\$19,978
8	2014	\$5,542	\$31	\$12,644			\$1,267	\$307	\$14,249	\$0	\$11,271
9	2015	\$5,714	\$32				\$3	\$316	\$351	\$0	\$16,635
10	2016	\$5,891	\$33				\$3	\$326	\$362	\$0	\$22,164
11	2017	\$6,074	\$34				\$3	\$336	\$373	\$0	\$27,865
12	2018	\$6,262	\$35		\$22,657		\$2,269	\$347	\$25,308	\$0	\$8,819
13	2019	\$6,456	\$36				\$4	\$357	\$397	\$0	\$14,879
14	2020	\$6,657	\$37				\$4	\$368	\$409	\$0	\$21,127
15	2021	\$6,863	\$38				\$4	\$380	\$422	\$0	\$27,568
16	2022	\$7,076	\$39	\$16,142			\$1,618	\$392	\$18,191	\$0	\$16,453
17	2023	\$7,295	\$40				\$4	\$404	\$448	\$0	\$23,300
18	2024	\$7,521	\$42				\$4	\$416	\$462	\$0	\$30,359
19	2025	\$7,754	\$43				\$4	\$429	\$477	\$0	\$37,637
20	2026	\$7,995	\$44	\$18,238			\$1,828	\$442	\$20,553	\$0	\$25,078
21	2027	\$8,243	\$46				\$5	\$456	\$507	\$0	\$32,814
22	2028	\$8,498	\$47				\$5	\$470	\$522	\$0	\$40,790
23	2029	\$8,762	\$49				\$5	\$485	\$538	\$0	\$49,013
24	2030	\$9,033	\$50		\$32,682		\$3,273	\$500	\$36,505	\$0	\$21,541
25	2031	\$9,313	\$52				\$5	\$515	\$572	\$0	\$30,282
26	2032	\$9,602	\$53				\$5	\$531	\$590	\$0	\$39,294
27	2033	\$9,900	\$55				\$5	\$548	\$608	\$0	\$48,585
28	2034	\$10,206	\$57	\$23,284			\$2,334	\$565	\$26,239	\$0	\$32,552
29	2035	\$10,523	\$58				\$6	\$582	\$647	\$0	\$42,428
30	2036	\$10,849	\$60				\$6	\$600	\$667	\$0	\$52,611
31	2037	\$11,185	\$62				\$6	\$619	\$687	\$0	\$63,109
32	2038	\$11,532	\$64	\$26,308			\$2,637	\$638	\$29,647	\$0	\$44,993
33	2039	\$11,890	\$66				\$7	\$658	\$731	\$0	\$56,152
34	2040	\$12,258	\$68				\$7	\$678	\$753	\$0	\$67,657
35	2041	\$12,638	\$70				\$7	\$699	\$777	\$0	\$79,519
36	2042	\$13,030	\$72			\$83,382	\$8,345	\$721	\$92,521	\$0	\$28
Totals		\$288,964	\$1,604	\$107,806	\$55,339	\$83,382	\$24,813	\$15,992	\$288,936	\$0	

Number of Single Family Residential Lots	11
Year 1 Cost per Residential Lot	\$406.91

[1] Assumes costs and annual assessment revenue escalate at an average rate of 3.1%.