ENGINEER'S REPORT

ANNEXATION NO. 29 TO

ASSESSMENT DISTRICT NO. 2003-1

OF THE

CITY OF SAN JACINTO

July 9, 2007

ENGINEER'S REPORT
ANNEXATION NO. 29 TO
ASSESSMENT DISTRICT NO. 2003-1

CITY OF SAN JACINTO

Prepared for
CITY OF SAN JACINTO
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Prepared by
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INTRODUCTION

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. 29 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer's Report for Annexation No. 29 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. 29 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 29 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. 29.

PART I. DESCRIPTION OF THE SERVICES TO BE FINANCED

The Assessment District is intended to finance the costs associated with the maintenance of interior streets within the boundaries of Annexation No. 29, 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. 29 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. 29 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.

PART II. DESCRIPTION OF ASSESSMENT DISTRICT

For purposes of determining the benefits associated with the costs of services provided by the Assessment District, Annexation No. 29 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 40

Zone 40 consists of Tract Nos. 32080 and 32555 and Assessor Parcel Numbers ("APN") 431-040-023, 431-040-054 and 431-040-056. Tract Nos. 32080 and 32555 encompasses approximately 12.14 acres and includes 45 residential lots. Maps of Tract Nos. 32080 and 32555 are provided in Exhibit A-2.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

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. 29, 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. 29 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. 29 to the Assessment District have been assessed upon the parcels of land in Annexation No. 29 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. 29 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 29 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. 29 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2007-08 Total Annual Assessment	No. of Residential Lots [1]	FY 2007-08 Assessment per Residential Lot [1]
40	$12,270	45	$272.67

[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.

PART IV. BASIS AND SCHEDULE OF ASSESSMENT

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. 29 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 40 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 40 (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

Zone	FY 2007-08 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2007-08 Assessment per Residential Lot [1, 2]
40	$12,270	45	$272.67

[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: July 9, 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 10th day of July 2007.

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

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 29\engrpt_annex29.doc

EXHIBIT A-1

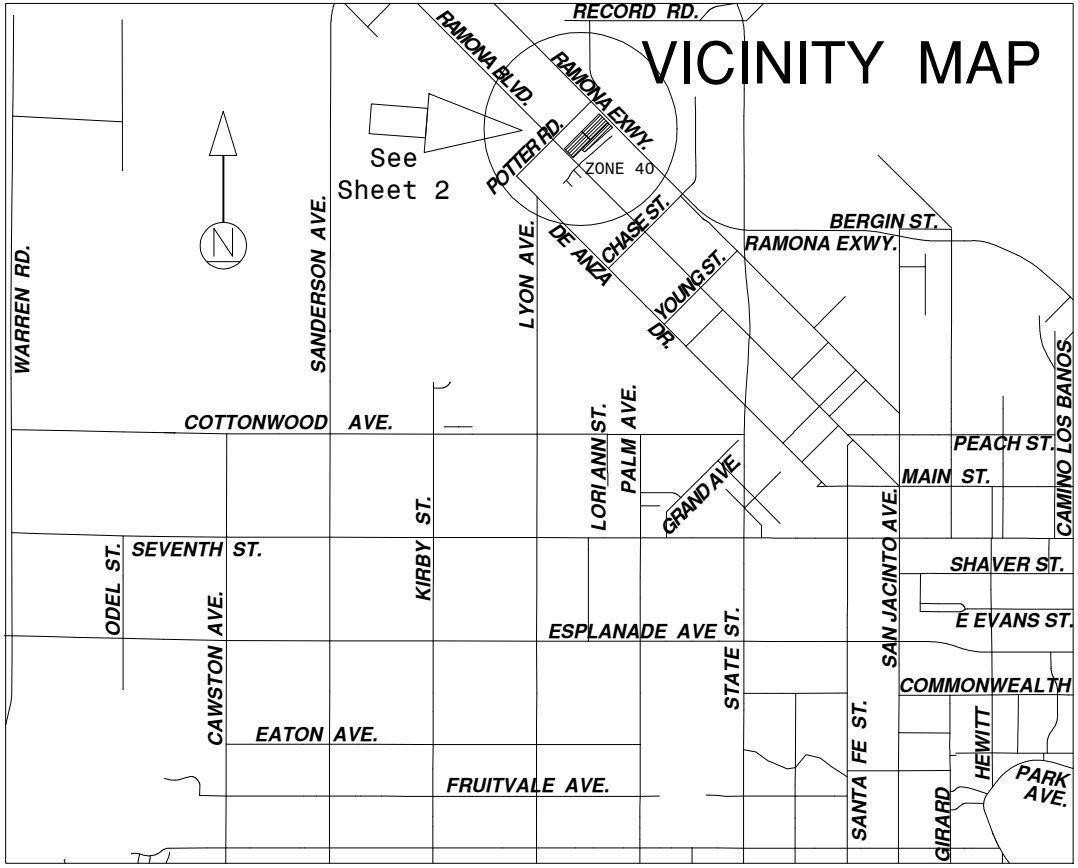
ENGINEER'S REPORT

ASSESSMENT DIAGRAM : ZONE 40

SHEET 1 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 29 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

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.



Prepared by David Taussig & Associates, Inc.

Filed in the office of the City Clerk of the City of San Jacinto this ____ day of _____, 2007.

_____
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

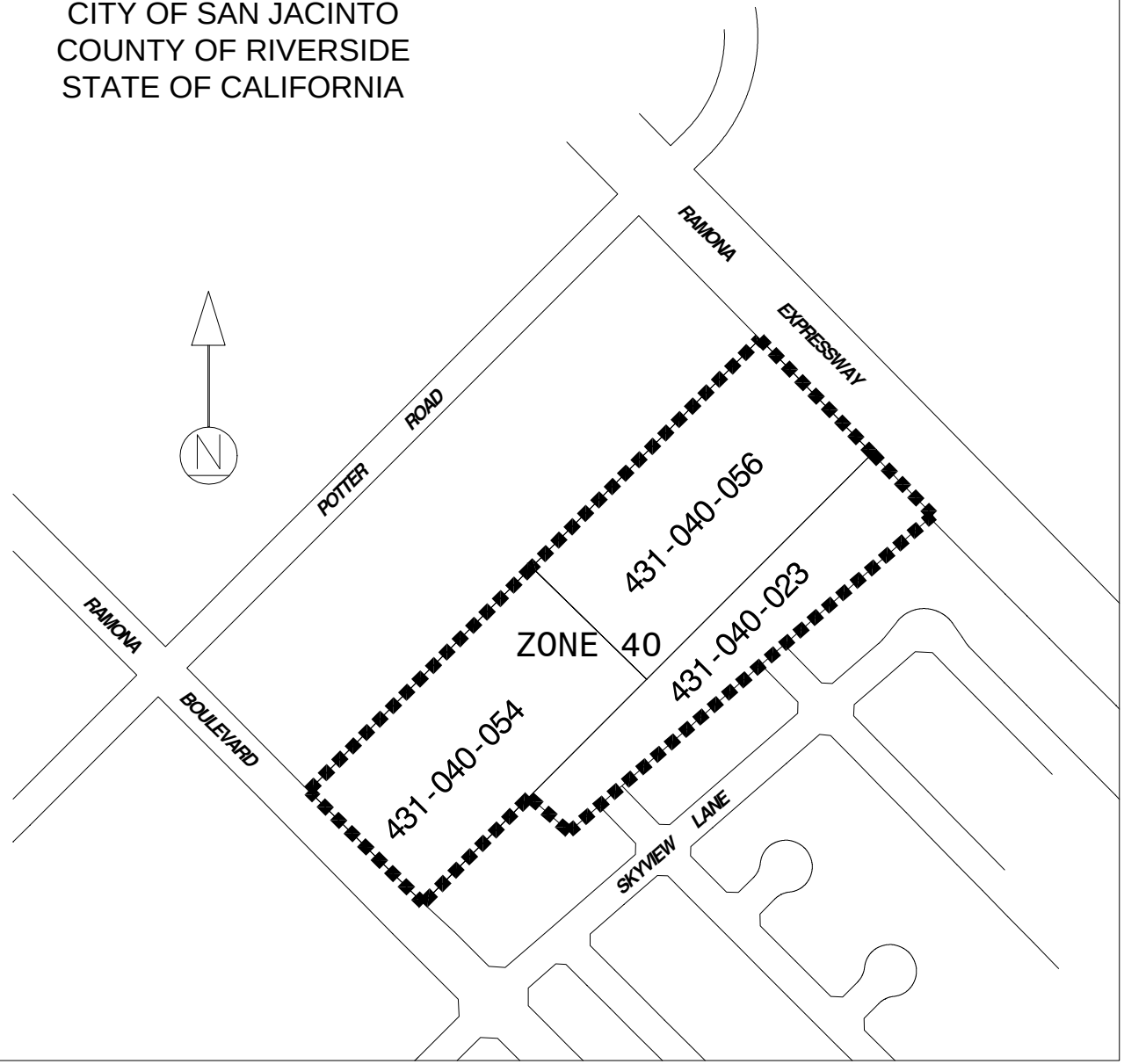
Fee _____

Exempt recording requested, per CA Government Code §6103

SHEET 2 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 29 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 40 Boundaries of Annexation No. 29 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
———	Assessor Parcel Line
431-040-0nn	Assessor Parcel Number

Prepared by David Taussig & Associates, Inc.

EXHIBIT A-2

ENGINEER'S REPORT

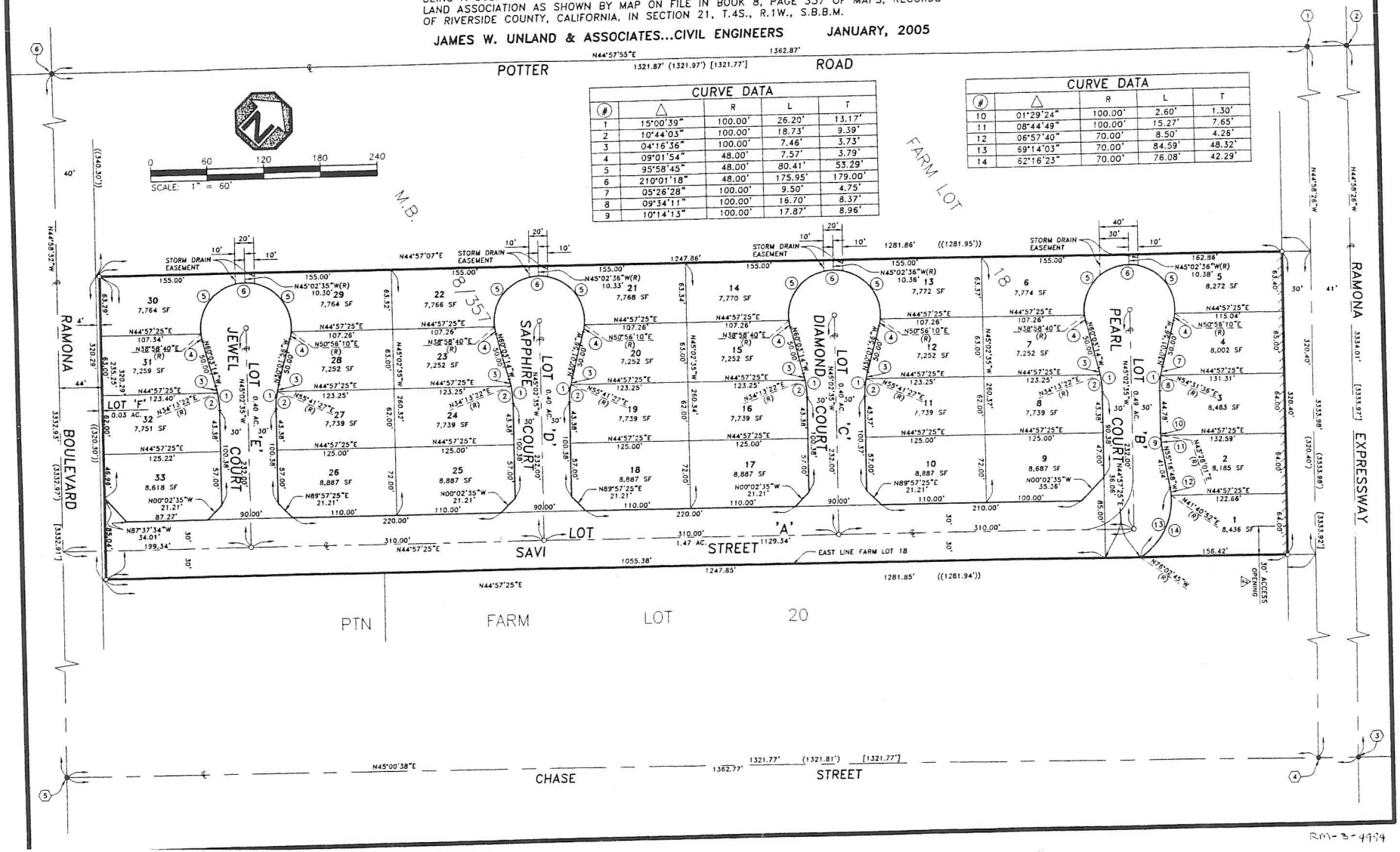
TRACT MAPS 32080 & 32555 : ZONE 40

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

TRACT NO. 32080

BEING A SUBDIVISION OF A PORTION OF FARM LOT 18 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 21, T.4S., R.1W., S.B.B.M.

JAMES W. UNLAND & ASSOCIATES...CIVIL ENGINEERS JANUARY, 2005



CURVE DATA

#	Δ	R	L	T
1	15°00'39"	100.00'	26.20'	13.17'
2	10°44'03"	100.00'	18.73'	9.39'
3	04°16'36"	100.00'	7.46'	3.73'
4	09°01'54"	48.00'	7.57'	3.79'
5	95°58'45"	48.00'	80.41'	53.29'
6	210°01'18"	48.00'	175.95'	179.00'
7	05°26'28"	100.00'	9.50'	4.75'
8	09°34'11"	100.00'	16.70'	8.37'
9	10°14'13"	100.00'	17.87'	8.96'

CURVE DATA

#	Δ	R	L	T
10	01°29'24"	100.00'	2.60'	1.30'
11	08°44'49"	100.00'	15.27'	7.65'
12	06°57'40"	70.00'	8.50'	4.26'
13	69°14'03"	70.00'	84.59'	48.32'
14	62°16'23"	70.00'	76.08'	42.29'

RM-3-4994

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

TRACT NO. 32555

BEING A SUBDIVISION OF A PORTION OF FARM LOT 20 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 21, T.4S., R.1W., S.B.B.M.

JAMES W. UNLAND & ASSOCIATES...CIVIL ENGINEERS JANUARY, 2005

SCALE: 1" = 60'

CURVE DATA				
(#)	△	R	L	T
1	23°14'38"	330.00'	133.88'	67.87'
2	24°32'16"	300.00'	128.48'	65.24'
3	23°18'31"	270.00'	109.84'	55.69'
4	02°42'17"	300.00'	14.16'	7.08'
5	05°12'43"	330.00'	30.02'	15.02'
6	10°14'13"	100.00'	17.87'	8.96'
7	11°01'13"	70.00'	13.46'	6.75'
8	30°13'10"	70.00'	36.92'	18.90'

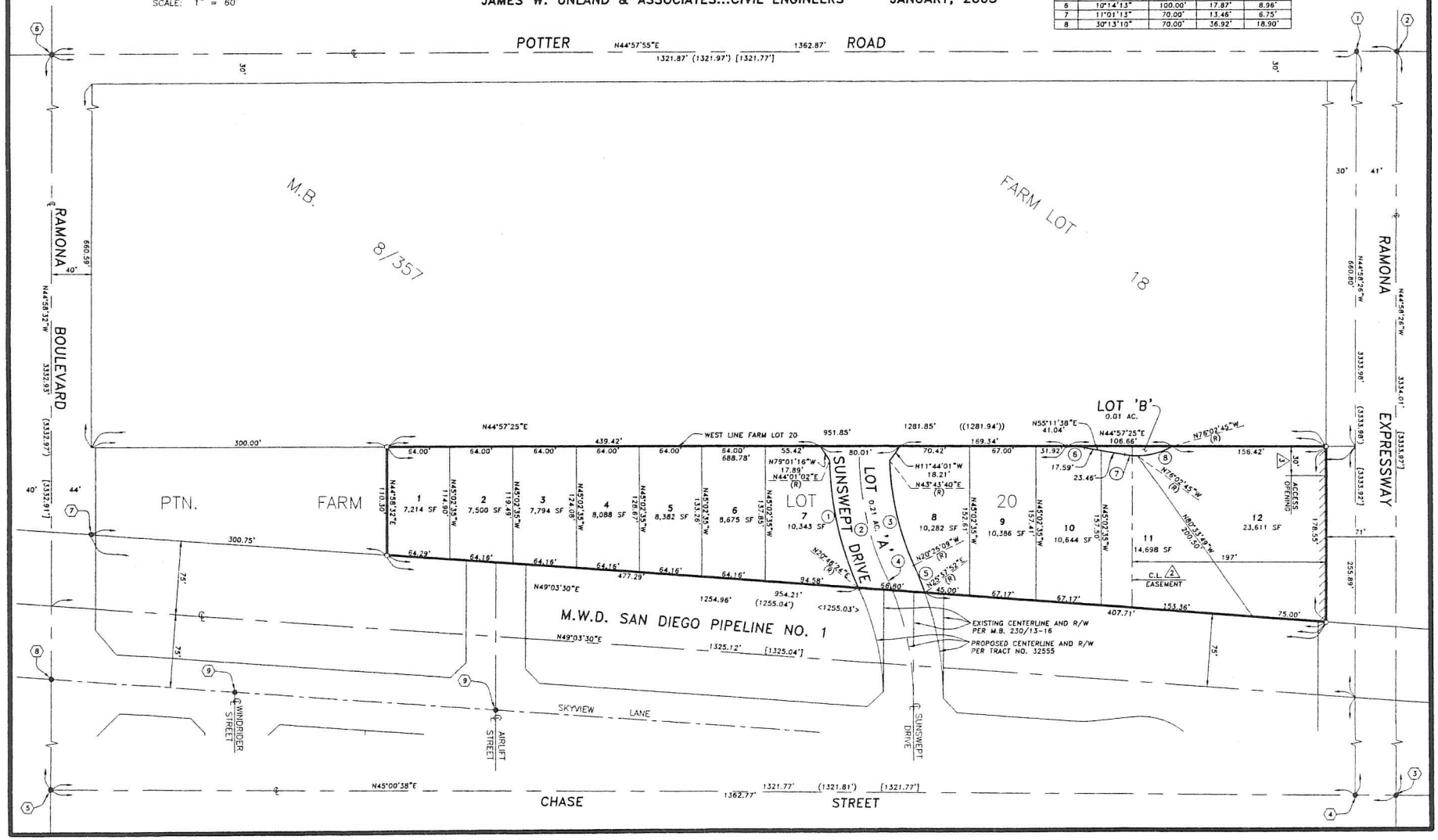


EXHIBIT B

ENGINEER'S REPORT

ASSESSMENT ROLL : ZONE 40

City of San Jacinto
Annexation No. 29 to
Assesssment District No. 2003-1
FY 2007-08 Assessment Roll

APN	Tract	Lot	FY 2007-08 Assessment
Zone 40			
431-040-023	32555	1	$272.67
431-040-023	32555	2	$272.67
431-040-023	32555	3	$272.67
431-040-023	32555	4	$272.67
431-040-023	32555	5	$272.67
431-040-023	32555	6	$272.67
431-040-023	32555	7	$272.67
431-040-023	32555	8	$272.67
431-040-023	32555	9	$272.67
431-040-023	32555	10	$272.67
431-040-023	32555	11	$272.67
431-040-023	32555	12	$272.67
431-040-054	32080	18	$272.67
431-040-054	32080	19	$272.67
431-040-054	32080	20	$272.67
431-040-054	32080	21	$272.67
431-040-054	32080	22	$272.67
431-040-054	32080	23	$272.67
431-040-054	32080	24	$272.67
431-040-054	32080	25	$272.67
431-040-054	32080	26	$272.67
431-040-054	32080	27	$272.67
431-040-054	32080	28	$272.67
431-040-054	32080	29	$272.67
431-040-054	32080	30	$272.67
431-040-054	32080	31	$272.67
431-040-054	32080	32	$272.67
431-040-054	32080	33	$272.67
431-040-056	32080	1	$272.67
431-040-056	32080	2	$272.67
431-040-056	32080	3	$272.67
431-040-056	32080	4	$272.67
431-040-056	32080	5	$272.67
431-040-056	32080	6	$272.67
431-040-056	32080	7	$272.67
431-040-056	32080	8	$272.67
431-040-056	32080	9	$272.67
431-040-056	32080	10	$272.67
431-040-056	32080	11	$272.67
431-040-056	32080	12	$272.67
431-040-056	32080	13	$272.67
431-040-056	32080	14	$272.67
431-040-056	32080	15	$272.67
431-040-056	32080	16	$272.67
431-040-056	32080	17	$272.67

Total Assessment for Zone 40: $12,270.15

Total FY 2007-08 Assessment: $12,270.15

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 29\Assessment_Roll.rpt

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 40

Detailed Cost Estimate
City of San Jacinto
AD No. 2003-1, Annexation No. 29
Zone 40
Tract Nos. 32080 and 32555

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	4,273	0.81	$201.14	**$162.78**

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	$2,793.60	$2,794
Place slurry seal	87,872	s.f.	$0.11	$9,819
Crack Seal @ 20% of slurry seal cost	-	l.s.	$0.00	$1,964
Striping	1	l.s.	$2,793.60	$2,794
Traffic Control	1	l.s.	$2,793.60	$2,794
			Total	**$20,164**

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	$4,469.76	$4,470
Grind	87,872	s.f.	$0.03	$2,946
0.15' asphaltic concrete paving overlay	923	tons	$39.11	$36,085
Striping	1	l.s.	$2,793.60	$2,794
Traffic Control	1	l.s.	$2,793.60	$2,794
			Total	**$49,088**

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	$11,174.39	$11,174
Remove concrete curb @ 10% of total quantity	427	l.f.	$1.12	$477
Remove sidewalk @ 10% of total quantity	2,350	s.f.	$0.17	$394
Grind 0.33' AC paving	87,872	s.f.	$0.07	$6,579
construct 6" curb @10% of total quantity	427	l.f.	$8.49	$3,629
construct 6' wide sidewalk @ 10% of total quantity	2,350	s.f.	$1.96	$4,596
construct 0.25' AC paving	1,538	tons	$39.11	$60,142
Striping	1	l.s.	$2,793.60	$2,794
Traffic control	1	l.s.	$2,793.60	$2,794
			Total	**$92,579**

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY : ZONE 40

Cost of Services Summary
City of San Jacinto
AD No. 2003-1, Annexation No. 29

				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]
40	45	0.81	87,872	$163	$20,164	$49,088	$92,579	$882	$1,013

[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.

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 29\[tract 32080 and 32555.xls]Exhibit D

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 40

Street Maintenance Allocation [1]
City of San Jacinto
AD No. 2003-1, Annexation No. 29
Zone 40
Tract Nos. 32080 and 32555

Year	FY Begin-ning	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	$12,270	$163				$16	$1,013	$1,192	$0	$11,078
2	2008	$12,650	$168				$17	$1,045	$1,229	$0	$22,498
3	2009	$13,043	$173				$17	$1,077	$1,268	$0	$34,273
4	2010	$13,447	$178	$22,098			$2,228	$1,111	$25,614	$0	$22,106
5	2011	$13,864	$184				$18	$1,145	$1,347	$0	$34,622
6	2012	$14,293	$190				$19	$1,181	$1,389	$0	$47,527
7	2013	$14,737	$196				$20	$1,217	$1,432	$0	$60,831
8	2014	$15,193	$202	$24,968			$2,517	$1,255	$28,941	$0	$47,083
9	2015	$15,664	$208				$21	$1,294	$1,522	$0	$61,225
10	2016	$16,150	$214				$21	$1,334	$1,570	$0	$75,806
11	2017	$16,651	$221				$22	$1,375	$1,618	$0	$90,838
12	2018	$17,167	$228		$68,679		$6,891	$1,418	$77,215	$0	$30,790
13	2019	$17,699	$235				$23	$1,462	$1,720	$0	$46,769
14	2020	$18,248	$242				$24	$1,507	$1,773	$0	$63,243
15	2021	$18,813	$250				$25	$1,554	$1,828	$0	$80,228
16	2022	$19,397	$257	$31,875			$3,213	$1,602	$36,948	$0	$62,677
17	2023	$19,998	$265				$27	$1,652	$1,943	$0	$80,732
18	2024	$20,618	$274				$27	$1,703	$2,004	$0	$99,346
19	2025	$21,257	$282				$28	$1,756	$2,066	$0	$118,537
20	2026	$21,916	$291	$36,015			$3,631	$1,810	$41,747	$0	$98,706
21	2027	$22,595	$300				$30	$1,866	$2,196	$0	$119,105
22	2028	$23,296	$309				$31	$1,924	$2,264	$0	$140,137
23	2029	$24,018	$319				$32	$1,984	$2,334	$0	$161,821
24	2030	$24,762	$329		$99,066		$9,939	$2,045	$111,379	$0	$75,204
25	2031	$25,530	$339				$34	$2,109	$2,481	$0	$98,253
26	2032	$26,322	$349				$35	$2,174	$2,558	$0	$122,016
27	2033	$27,138	$360				$36	$2,241	$2,637	$0	$146,516
28	2034	$27,979	$371	$45,979			$4,635	$2,311	$53,296	$0	$121,200
29	2035	$28,846	$383				$38	$2,382	$2,803	$0	$147,242
30	2036	$29,740	$395				$39	$2,456	$2,890	$0	$174,092
31	2037	$30,662	$407				$41	$2,532	$2,980	$0	$201,775
32	2038	$31,613	$419	$51,951			$5,237	$2,611	$60,218	$0	$173,170
33	2039	$32,593	$432				$43	$2,692	$3,168	$0	$202,595
34	2040	$33,603	$446				$45	$2,775	$3,266	$0	$232,932
35	2041	$34,645	$460				$46	$2,861	$3,367	$0	$264,210
36	2042	$35,719	$474			$269,504	$26,998	$2,950	$299,926	$0	$4
Totals		$792,134	$10,509	$212,885	$167,745	$269,504	$66,064	$65,424	$792,131	$0	

Number of Single Family Residential Lots	45
Year 1 Cost per Residential Lot	$272.67

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