ENGINEER'S REPORT
ANNEXATION NO. 8 TO
ASSESSMENT DISTRICT NO. 2003-1

CITY OF SAN JACINTO

Prepared for

CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583
(909) 654-7337

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
1301 Dove Street, Suite 600
Newport Beach, CA 92660
(949) 955-1500

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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. 8 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer's Report for Annexation No. 8 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. 8 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 8 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. 8.

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. 8, 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. 8 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. 8 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. 8 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 15

Zone 15 consists solely of Tract No. 32352, Assessor Parcel Numbers ("APN") 431-150-031 and 431-150-032, and encompasses approximately 38.604 acres. There are 140 residential lots located in Tract No. 32352. A map of Tract No. 32352 is provided in Exhibit A-2.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

WHEREAS, the City Council pursuant to Resolution No. 2485, 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. 8, 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. 8 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. 8 to the Assessment District have been assessed upon the parcels of land in Annexation No. 8 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. 8 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 8 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 2005-2006. 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. 8 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2005-06 Total Annual Assessment	No. of Residential Lots [1]	FY 2005-06 Assessment per Residential Lot [1]
15	$27,172	140	$194.09

[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, 2006, 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 City's current annual budget for street sweeping is approximately $36,000. This monthly service is provided to approximately 200 curb-miles, resulting in a unit cost of $180 per curb-mile per year. This unit price was 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 $21.65 per single-family residential lot was added for annual administration of Annexation No. 8 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 15 is expected to be developed with single-family residential lots, park property, and public streets. Only the single-family residential lots receive 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, while the park property, and public streets are exempted.

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 15 (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 2005-06 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 2005-06 assessment for the annexed Zone as well as the fiscal year 2005-06 maximum assessment per residential lot.

Schedule of Assessments

Zone	FY 2005-06 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2005-06 Assessment per Residential Lot [1, 2]
15	$27,172	140	$194.09

[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: September 6, 2005.

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 6th day of September 2005.

City Clerk of the City of San Jacinto
County of Riverside
State of California

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EXHIBIT A-1

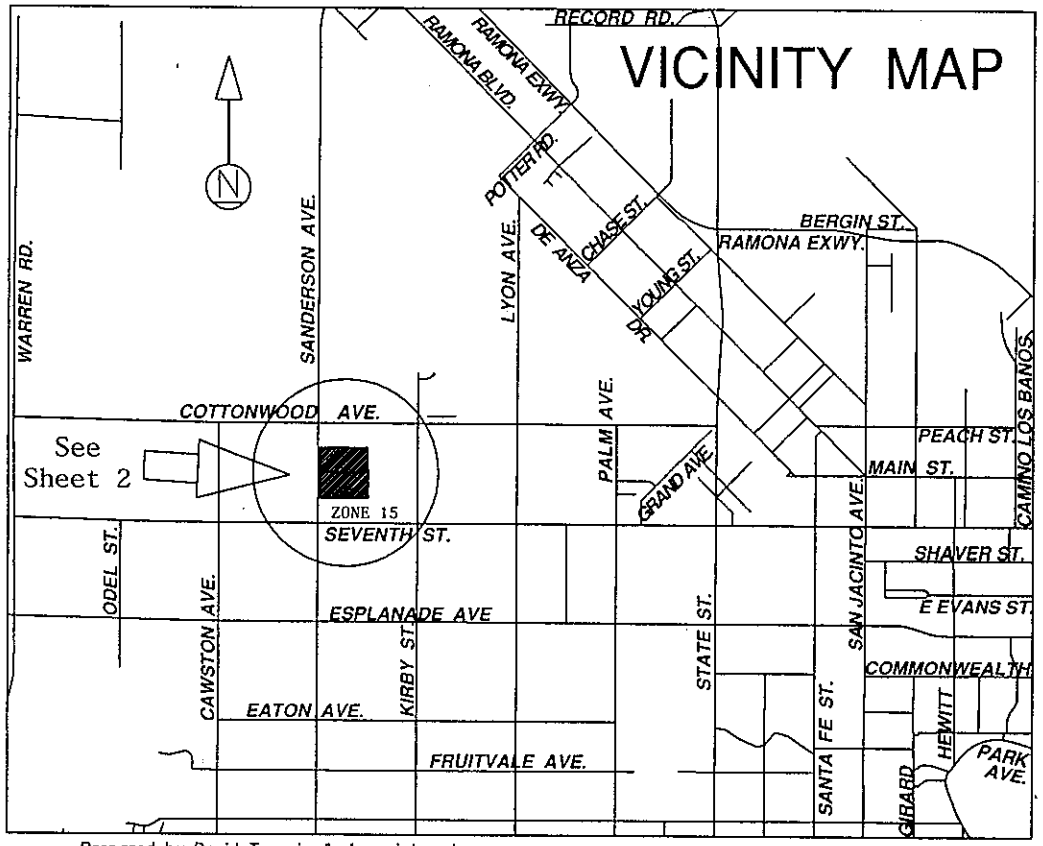
ENGINEER'S REPORT

ASSESSMENT DIAGRAM

SHEET 1 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 8 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 _____, 2005.

_____
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 _____, 2005. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the _____ day of _____ 2005. 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 _____, 2005, 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.

Gary L. Orso
Assessor-County Clerk-Recorder of Riverside County

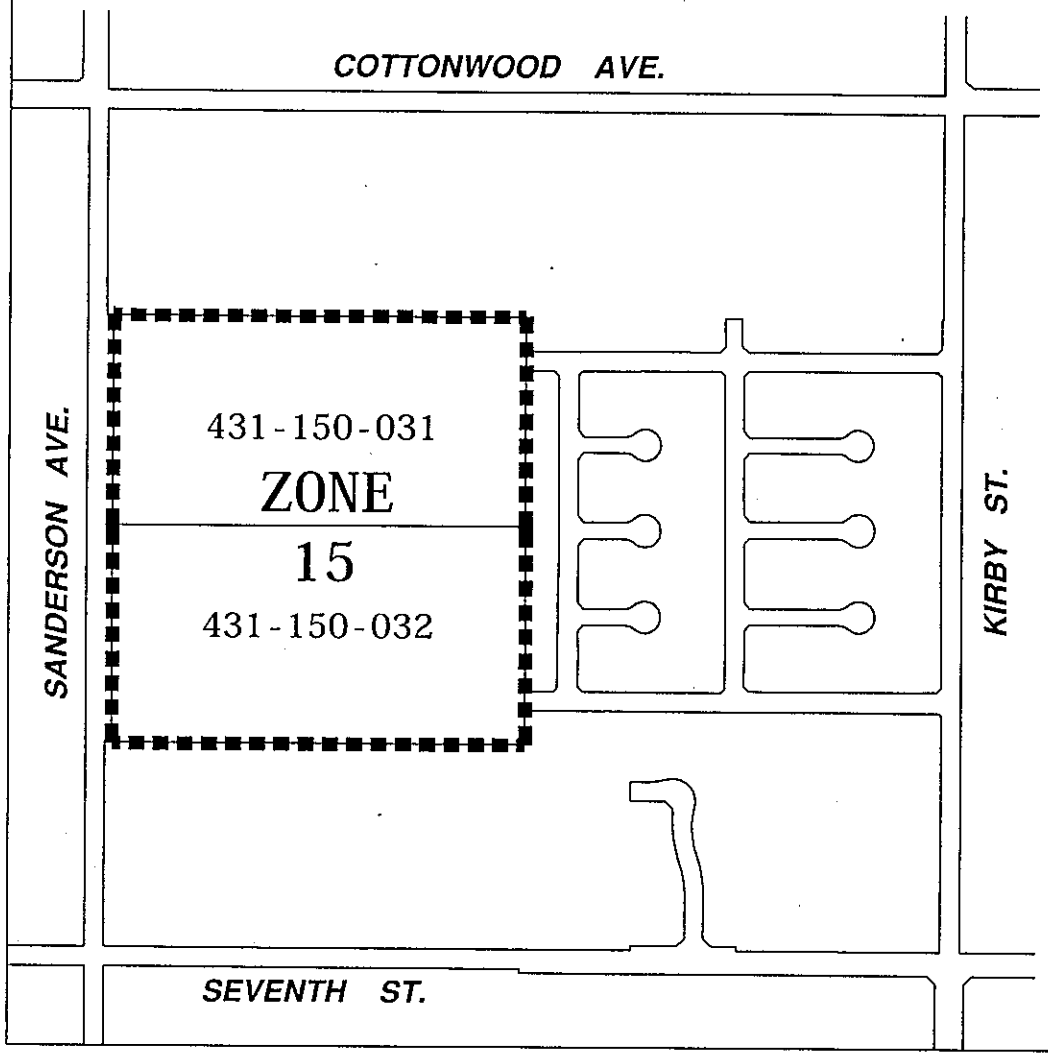
By _____
Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103

SHEET 2 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 8 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 15 Boundaries of Annexation No. 8 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
———	Assessor Parcel Line
431-150-03n	Assessor Parcel Number

Prepared by David Taussig & Associates, Inc.

EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAP FOR ZONE 15

EXHIBIT B

ENGINEER'S REPORT

ASSESSMENT ROLL

City of San Jacinto
Annexation No. 8 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
Zone 15			
431-150-031	32352	1	$194.09
431-150-031	32352	2	$194.09
431-150-031	32352	3	$194.09
431-150-031	32352	4	$194.09
431-150-031	32352	5	$194.09
431-150-031	32352	6	$194.09
431-150-031	32352	7	$194.09
431-150-031	32352	8	$194.09
431-150-031	32352	9	$194.09
431-150-031	32352	10	$194.09
431-150-031	32352	11	$194.09
431-150-031	32352	12	$194.09
431-150-031	32352	13	$194.09
431-150-031	32352	14	$194.09
431-150-031	32352	15	$194.09
431-150-031	32352	16	$194.09
431-150-031	32352	17	$194.09
431-150-031	32352	18	$194.09
431-150-031	32352	19	$194.09
431-150-031	32352	20	$194.09
431-150-031	32352	21	$194.09
431-150-031	32352	22	$194.09
431-150-031	32352	23	$194.09
431-150-031	32352	24	$194.09
431-150-031	32352	25	$194.09
431-150-031	32352	26	$194.09
431-150-031	32352	27	$194.09
431-150-031	32352	28	$194.09
431-150-031	32352	29	$194.09
431-150-031	32352	30	$194.09
431-150-031	32352	31	$194.09
431-150-031	32352	32	$194.09
431-150-031	32352	33	$194.09
431-150-031	32352	34	$194.09
431-150-031	32352	35	$194.09
431-150-031	32352	36	$194.09
431-150-031	32352	37	$194.09
431-150-031	32352	38	$194.09
431-150-031	32352	103	$194.09
431-150-031	32352	104	$194.09
431-150-031	32352	105	$194.09
431-150-031	32352	106	$194.09
431-150-031	32352	107	$194.09
431-150-031	32352	108	$194.09
431-150-031	32352	109	$194.09
431-150-031	32352	110	$194.09
431-150-031	32352	111	$194.09
431-150-031	32352	117	$194.09
431-150-031	32352	118	$194.09
431-150-031	32352	119	$194.09
431-150-031	32352	120	$194.09
431-150-031	32352	121	$194.09
431-150-031	32352	122	$194.09

City of San Jacinto
Annexation No. 8 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-150-031	32352	123	$194.09
431-150-031	32352	124	$194.09
431-150-031	32352	125	$194.09
431-150-031	32352	126	$194.09
431-150-031	32352	127	$194.09
431-150-031	32352	128	$194.09
431-150-031	32352	129	$194.09
431-150-031	32352	130	$194.09
431-150-031	32352	131	$194.09
431-150-031	32352	132	$194.09
431-150-031	32352	133	$194.09
431-150-031	32352	134	$194.09
431-150-031	32352	135	$194.09
431-150-031	32352	136	$194.09
431-150-031	32352	137	$194.09
431-150-031	32352	138	$194.09
431-150-031	32352	139	$194.09
431-150-031	32352	140	$194.09
431-150-032	32352	39	$194.09
431-150-032	32352	40	$194.09
431-150-032	32352	41	$194.09
431-150-032	32352	42	$194.09
431-150-032	32352	43	$194.09
431-150-032	32352	44	$194.09
431-150-032	32352	45	$194.09
431-150-032	32352	46	$194.09
431-150-032	32352	47	$194.09
431-150-032	32352	48	$194.09
431-150-032	32352	49	$194.09
431-150-032	32352	50	$194.09
431-150-032	32352	51	$194.09
431-150-032	32352	52	$194.09
431-150-032	32352	53	$194.09
431-150-032	32352	54	$194.09
431-150-032	32352	55	$194.09
431-150-032	32352	56	$194.09
431-150-032	32352	57	$194.09
431-150-032	32352	58	$194.09
431-150-032	32352	59	$194.09
431-150-032	32352	60	$194.09
431-150-032	32352	61	$194.09
431-150-032	32352	62	$194.09
431-150-032	32352	63	$194.09
431-150-032	32352	64	$194.09
431-150-032	32352	65	$194.09
431-150-032	32352	66	$194.09
431-150-032	32352	67	$194.09
431-150-032	32352	68	$194.09
431-150-032	32352	69	$194.09
431-150-032	32352	70	$194.09
431-150-032	32352	71	$194.09
431-150-032	32352	72	$194.09
431-150-032	32352	73	$194.09
431-150-032	32352	74	$194.09
431-150-032	32352	75	$194.09

City of San Jacinto
Annexation No. 8 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-150-032	32352	76	$194.09
431-150-032	32352	77	$194.09
431-150-032	32352	78	$194.09
431-150-032	32352	79	$194.09
431-150-032	32352	80	$194.09
431-150-032	32352	81	$194.09
431-150-032	32352	82	$194.09
431-150-032	32352	83	$194.09
431-150-032	32352	84	$194.09
431-150-032	32352	85	$194.09
431-150-032	32352	86	$194.09
431-150-032	32352	87	$194.09
431-150-032	32352	88	$194.09
431-150-032	32352	89	$194.09
431-150-032	32352	90	$194.09
431-150-032	32352	91	$194.09
431-150-032	32352	92	$194.09
431-150-032	32352	93	$194.09
431-150-032	32352	94	$194.09
431-150-032	32352	95	$194.09
431-150-032	32352	96	$194.09
431-150-032	32352	97	$194.09
431-150-032	32352	98	$194.09
431-150-032	32352	99	$194.09
431-150-032	32352	100	$194.09
431-150-032	32352	101	$194.09
431-150-032	32352	102	$194.09
431-150-032	32352	112	$194.09
431-150-032	32352	113	$194.09
431-150-032	32352	114	$194.09
431-150-032	32352	115	$194.09
431-150-032	32352	116	$194.09

Total Assessment for Zone 15: $27,172.60

Total FY 2005-06 Assessment: $27,172.60

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EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 15

AD No. 2003-1, Annexation No. 8
Zone 15
Tentative Tract No. 32352

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	11,951	2.263447	185.58	**$420.05**

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	$2,577.50	$2,578
Place slurry seal	245,042	s.f.	$0.10	$25,264
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	$5,053
Striping	1	l.s.	$2,577.50	$2,578
Traffic Control	1	l.s.	$2,577.50	$2,578
			Total	**$38,049**

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	$4,124.00	$4,124
Grind	245,042	s.f.	$0.03	$7,579
0.15' asphaltic concrete paving overlay	2,573	tons	$36.09	$92,845
Striping	1	l.s.	$2,577.50	$2,578
Traffic Control	1	l.s.	$2,577.50	$2,578
			Total	**$109,703**

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	$10,310.00	$10,310
Remove concrete curb @ 10% of total quantity	1,195.1	l.f.	$1.03	$1,232
Remove sidewalk @ 10% of total quantity	6,573.05	s.f.	$0.15	$1,017
Grind 0.33' AC paving	245,042	s.f.	$0.07	$16,927
construct 6" curb @10% of total quantity	1,195.1	l.f.	$7.84	$9,364
construct 6' wide sidewalk @ 10% of total quantity	6,573.05	s.f.	$1.80	$11,859
construct 0.25' AC paving	4,288.235	tons	$36.09	$154,741
Striping	1	l.s.	$2,577.50	$2,578
Traffic control	1	l.s.	$2,577.50	$2,578
			Total	**$210,605**

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

EXHIBIT D
CITY OF SAN JACINTO
COST OF SERVICES SUMMARY

				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 2005-06 District Admin [2]
15	140	2.26	245,042	$420	$38,049	$109,703	$210,605	$1,871	$3,031

[1] Refer to Exhibit C for details of the cost calculations.
[2] An additional $21.65 per single family residential lot was added for annual administration of Annexation No. 8 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 15

AD No. 2003-1 Annexation No. 8
Zone 15
Tentative Tract No. 32352

Year	FY Begin-ning	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Cost)
1	2005	$27,172	$420				$42	$3,031	$3,493	$23,679
2	2006	$28,014	$433				$43	$3,125	$3,601	$48,092
3	2007	$28,883	$446				$45	$3,222	$3,713	$73,262
4	2008	$29,778	$460	$41,698			$4,216	$3,322	$49,696	$53,344
5	2009	$30,701	$475				$47	$3,425	$3,947	$80,098
6	2010	$31,653	$489				$49	$3,531	$4,069	$107,682
7	2011	$32,634	$504				$50	$3,640	$4,195	$136,121
8	2012	$33,646	$520	$47,114			$4,763	$3,753	$56,151	$113,616
9	2013	$34,689	$536				$54	$3,870	$4,459	$143,845
10	2014	$35,764	$553				$55	$3,989	$4,598	$175,012
11	2015	$36,873	$570				$57	$4,113	$4,740	$207,145
12	2016	$38,016	$588		$153,484		$15,407	$4,241	$173,720	$71,441
13	2017	$39,195	$606				$61	$4,372	$5,039	$105,597
14	2018	$40,410	$625				$62	$4,508	$5,195	$140,812
15	2019	$41,662	$644				$64	$4,647	$5,356	$177,118
16	2020	$42,954	$664	$60,148			$6,081	$4,791	$71,685	$148,387
17	2021	$44,285	$685				$68	$4,940	$5,693	$186,979
18	2022	$45,658	$706				$71	$5,093	$5,870	$226,768
19	2023	$47,074	$728				$73	$5,251	$6,051	$267,790
20	2024	$48,533	$750	$67,961			$6,871	$5,414	$80,996	$235,327
21	2025	$50,037	$774				$77	$5,582	$6,432	$278,932
22	2026	$51,589	$798				$80	$5,755	$6,632	$323,889
23	2027	$53,188	$822				$82	$5,933	$6,837	$370,239
24	2028	$54,837	$848		$221,395		$22,224	$6,117	$250,584	$174,492
25	2029	$56,537	$874				$87	$6,307	$7,268	$223,761
26	2030	$58,289	$901				$90	$6,502	$7,493	$274,556
27	2031	$60,096	$929				$93	$6,704	$7,726	$326,927
28	2032	$61,959	$958	$86,762			$8,772	$6,911	$103,403	$285,484
29	2033	$63,880	$988				$99	$7,126	$8,212	$341,151
30	2034	$65,860	$1,018				$102	$7,347	$8,467	$398,545
31	2035	$67,902	$1,050				$105	$7,574	$8,729	$457,718
32	2036	$70,007	$1,082	$98,031			$9,911	$7,809	$116,833	$410,891
33	2037	$72,177	$1,116				$112	$8,051	$9,279	$473,790
34	2038	$74,414	$1,150				$115	$8,301	$9,566	$538,638
35	2039	$76,721	$1,186				$119	$8,558	$9,863	$605,497
36	2040	$79,100	$1,223			$613,087	$61,431	$8,823	$684,564	$32
Totals		$1,754,187	$27,118	$401,714	$374,879	$613,087	$141,680	$195,677	$1,754,155	

Number of Single Family Residential Lots	140
Year 1 Cost per Residential Lot	$194.09

[1] Assumes costs and annual assessment revenue escalate at an average rate of 3.10%.

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