

**ENGINEER'S REPORT**  
**ANNEXATION NO. 11 TO**  
**ASSESSMENT DISTRICT NO. 2003-1**  
**OF THE**  
**CITY OF SAN JACINTO**

**February 7, 2005**

**ENGINEER'S REPORT  
ANNEXATION NO. 11 TO  
ASSESSMENT DISTRICT NO. 2003-1**

**CITY OF SAN JACINTO**

**Prepared for**

**CITY OF SAN JACINTO  
201 East Main Street  
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(951) 654-7337**

**Prepared by**

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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. 11 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 11 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. 11 is discussed in this part.

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

A description of the property within each zone of benefit within Annexation No. 11 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. 11.

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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. 11, 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. 11 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. 11 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. 11 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 18**

Zone 18 consists solely of Assessor Parcel Numbers (“APN”) 551-020-024, 551-020-025, 551-020-026, and 551-030-017, and encompasses Tract No. 31794. Zone 18 is approximately 22.31 acres. There are 61 residential lots located in Tract No. 31794 as well as a park and a retention basin. In addition, located within the Assessor Parcel boundaries, but outside of Tract No. 31794 are flood control property and public streets. A map of Tract No. 31794 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. 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. 11, 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. 11 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. 11 to the Assessment District have been assessed upon the parcels of land in Annexation No. 11 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. 11 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 11 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. 11 to the Assessment District based on the costs and expenses, as set forth in Part IV:

<b>Zone</b>	<b>FY 2005-06 Total Annual Assessment</b>	<b>No. of Residential Lots [1]</b>	<b>FY 2005-06 Assessment per Residential Lot [1]</b>
<b>18</b>	\$13,888	61	\$227.67
[1] If total number of residential 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.

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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 \$21.65 per single-family residential lot was added for annual administration of Annexation No. 11 to the Assessment District. The cost of services is summarized in Exhibit D.

### Allocation of Cost

Zone 18 is expected to be developed with single-family residential lots, park property, a retention basin, flood control 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 flood control property, retention basin, park, 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 18 (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

<b>Zone</b>	<b>FY 2005-06 Total Annual Assessment [1]</b>	<b>No. of Residential Lots [2]</b>	<b>FY 2005-06 Assessment per Residential Lot [1, 2]</b>
<b>18</b>	\$13,888	61	\$227.67

[1] Annual Assessments are subject to annual escalations between 0% and 6% per year.  
[2] If total number of residential 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 7, 2005.



David Taussig and Associates, Inc.

A handwritten signature in black ink that reads "Stephen A. Runk".

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 8<sup>th</sup> day of February 2005.

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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**

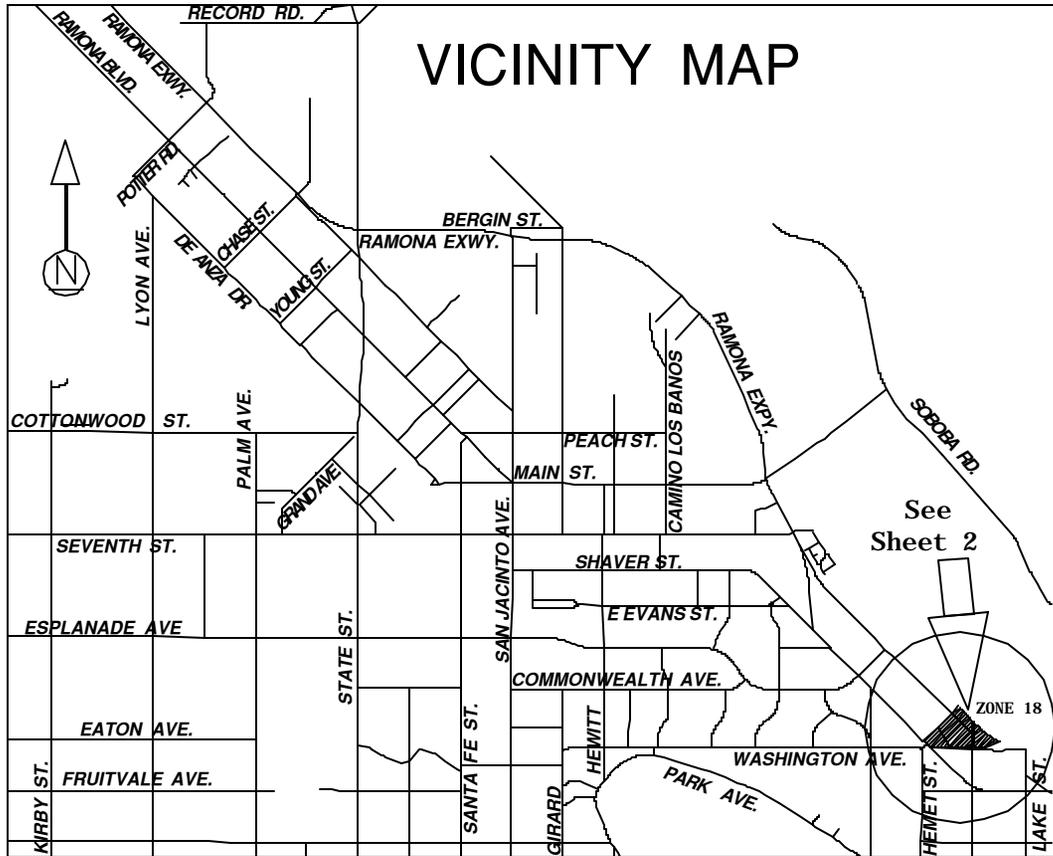
PROPOSED BOUNDARY MAP  
 ANNEXATION NO. 11 TO  
 ASSESSMENT DISTRICT NO. 2003-1  
 CITY OF SAN JACINTO  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA

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.

(1) Filed in the office of the City Clerk of the City of San Jacinto this \_\_\_\_ day of \_\_\_\_\_, 2004.

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

VICINITY MAP



(2) I hereby certify that the within map showing the proposed boundaries of Annexation No. 11 to Assessment District No. 2003-1, City of San Jacinto, Riverside County, State of California, was approved by the City Council at a regular meeting thereof, held on this \_\_\_\_ day of \_\_\_\_\_, 2005, by its Resolution No. \_\_\_\_\_.

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

(3) 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

PROPOSED BOUNDARY MAP  
ANNEXATION NO. 11 TO  
ASSESSMENT DISTRICT NO. 2003-1  
CITY OF SAN JACINTO  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

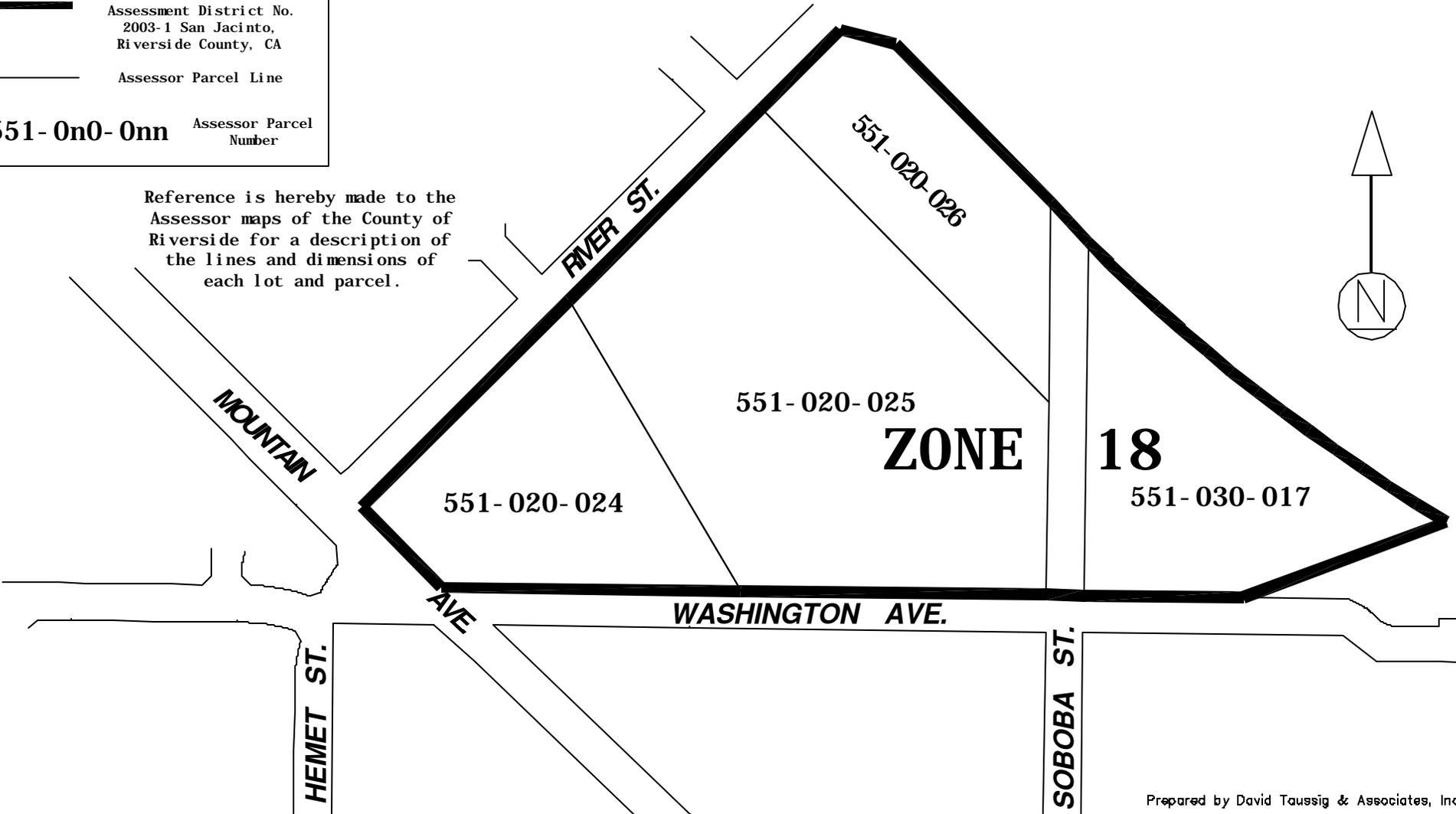
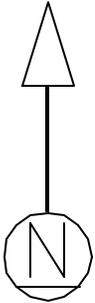
LEGEND

Proposed Boundaries of  
Annexation No. 11 to  
Assessment District No.  
2003-1 San Jacinto,  
Riverside County, CA

Assessor Parcel Line

551-0n0-0nn Assessor Parcel  
Number

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.



**EXHIBIT A-2**

**ENGINEER'S REPORT**

**TRACT MAP FOR ZONE 18**



**EXHIBIT B**  
**ENGINEER'S REPORT**  
**ASSESSMENT ROLL**

**City of San Jacinto**  
**Annexation No. 11 to**  
**Assessment District No. 2003-1**  
**FY 2005-06 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot [1]</u>	<u>FY 2005-06 Assessment</u>
<b>Zone 18</b>			
551-020-024	31794	31	\$227.67
551-020-024	31794	32	\$227.67
551-020-024	31794	33	\$227.67
551-020-024	31794	34	\$227.67
551-020-024	31794	35	\$227.67
551-020-024	31794	36	\$227.67
551-020-024	31794	37	\$227.67
551-020-024	31794	38	\$227.67
551-020-024	31794	39	\$227.67
551-020-024	31794	40	\$227.67
551-020-024	31794	41	\$227.67
551-020-024	31794	59	\$227.67
551-020-024	31794	61	\$227.67
551-020-024	31794	62	\$227.67
<b>Subtotal:</b>			<b>\$3,187.38</b>
551-020-025	31794	2	\$227.67
551-020-025	31794	3	\$227.67
551-020-025	31794	4	\$227.67
551-020-025	31794	5	\$227.67
551-020-025	31794	15	\$227.67
551-020-025	31794	16	\$227.67
551-020-025	31794	22	\$227.67
551-020-025	31794	23	\$227.67
551-020-025	31794	24	\$227.67
551-020-025	31794	25	\$227.67
551-020-025	31794	26	\$227.67
551-020-025	31794	27	\$227.67
551-020-025	31794	28	\$227.67
551-020-025	31794	29	\$227.67
551-020-025	31794	30	\$227.67
551-020-025	31794	42	\$227.67
551-020-025	31794	43	\$227.67
551-020-025	31794	44	\$227.67
551-020-025	31794	45	\$227.67
551-020-025	31794	46	\$227.67
551-020-025	31794	47	\$227.67
551-020-025	31794	48	\$227.67
551-020-025	31794	49	\$227.67
551-020-025	31794	50	\$227.67
551-020-025	31794	51	\$227.67
551-020-025	31794	52	\$227.67
551-020-025	31794	53	\$227.67
551-020-025	31794	54	\$227.67
551-020-025	31794	55	\$227.67
551-020-025	31794	56	\$227.67
551-020-025	31794	57	\$227.67
551-020-025	31794	58	\$227.67
551-020-025	31794	60	\$227.67
<b>Subtotal:</b>			<b>\$7,513.11</b>
551-020-026	31794	6	\$227.67
551-020-026	31794	7	\$227.67
551-020-026	31794	8	\$227.67
551-020-026	31794	9	\$227.67
551-020-026	31794	10	\$227.67

**City of San Jacinto  
Annexation No. 11 to  
Assessment District No. 2003-1  
FY 2005-06 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot [1]</u>	<u>FY 2005-06 Assessment</u>
551-020-026	31794	11	\$227.67
551-020-026	31794	12	\$227.67
551-020-026	31794	13	\$227.67
551-020-026	31794	14	\$227.67
551-020-026	31794	17	\$227.67
551-020-026	31794	18	\$227.67
<b>Subtotal:</b>			<b>\$2,504.37</b>
551-030-017	31794	19	\$227.67
551-030-017	31794	20	\$227.67
551-030-017	31794	21	\$227.67
<b>Subtotal:</b>			<b>\$683.01</b>
<b>Total Assessment for Zone 18:</b>			<b>\$13,887.87</b>
<b>Total FY 2005-06 Assessment:</b>			<b>\$13,887.87</b>

[1] Lot 1 is expected to be a retention basin, not a residential lot.

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**EXHIBIT C**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 18**

AD No. 2003-1, Annexation No. 11  
Zone 18  
Tract No. 31794

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	5,690	1.077652	185.58	<b>\$199.99</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,577.50	\$2,578
Place slurry seal	112,455	s.f.	\$0.10	\$11,594
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$2,319
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			Total	<b>\$21,645</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,124.00	\$4,124
Grind	112,455	s.f.	\$0.03	\$3,478
0.15' asphaltic concrete paving overlay	1,181	tons	\$36.09	\$42,608
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			Total	<b>\$55,366</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,310.00	\$10,310
Remove concrete curb @ 10% of total quantity	569	l.f.	\$1.03	\$587
Remove sidewalk @ 10% of total quantity	3,129.50	s.f.	\$0.15	\$484
Grind 0.33' AC paving	112,455	s.f.	\$0.07	\$7,768
construct 6" curb @10% of total quantity	569	l.f.	\$7.84	\$4,458
construct 6' wide sidewalk @ 10% of total quantity	3,129.50	s.f.	\$1.80	\$5,646
construct 0.25' AC paving	1,967.96	tons	\$36.09	\$71,014
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic control	1	l.s.	\$2,577.50	\$2,578
			Total	<b>\$105,422</b>

**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]
18	61	1.08	112,455	\$200	\$21,645	\$55,366	\$105,422	\$981	\$1,321

[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. 11 to the Assessment District.

**EXHIBIT E**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 18**

AD No. 2003-1, Annexation No. 11  
Zone 18  
Tract No. 31794

Year	FY Beginning	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	\$13,888	\$200				\$20	\$1,321	\$1,541	\$12,347
2	2006	\$14,319	\$206				\$21	\$1,362	\$1,588	\$25,077
3	2007	\$14,762	\$213				\$21	\$1,404	\$1,638	\$38,202
4	2008	\$15,220	\$219	\$23,721			\$2,394	\$1,447	\$27,782	\$25,641
5	2009	\$15,692	\$226				\$23	\$1,492	\$1,741	\$39,592
6	2010	\$16,178	\$233				\$23	\$1,538	\$1,795	\$53,975
7	2011	\$16,680	\$240				\$24	\$1,586	\$1,850	\$68,805
8	2012	\$17,197	\$248	\$26,802			\$2,705	\$1,635	\$31,390	\$54,612
9	2013	\$17,730	\$255				\$26	\$1,686	\$1,967	\$70,375
10	2014	\$18,280	\$263				\$26	\$1,738	\$2,028	\$86,627
11	2015	\$18,846	\$271				\$27	\$1,792	\$2,091	\$103,382
12	2016	\$19,431	\$280		\$77,462		\$7,774	\$1,848	\$87,364	\$35,449
13	2017	\$20,033	\$288				\$29	\$1,905	\$2,222	\$53,260
14	2018	\$20,654	\$297				\$30	\$1,964	\$2,291	\$71,623
15	2019	\$21,294	\$307				\$31	\$2,025	\$2,362	\$90,555
16	2020	\$21,954	\$316	\$34,217			\$3,453	\$2,088	\$40,074	\$72,435
17	2021	\$22,635	\$326				\$33	\$2,152	\$2,511	\$92,559
18	2022	\$23,337	\$336				\$34	\$2,219	\$2,589	\$113,307
19	2023	\$24,060	\$346				\$35	\$2,288	\$2,669	\$134,698
20	2024	\$24,806	\$357	\$38,661			\$3,902	\$2,359	\$45,279	\$114,225
21	2025	\$25,575	\$368				\$37	\$2,432	\$2,837	\$136,963
22	2026	\$26,368	\$380				\$38	\$2,507	\$2,925	\$160,405
23	2027	\$27,185	\$391				\$39	\$2,585	\$3,016	\$184,575
24	2028	\$28,028	\$404		\$111,736		\$11,214	\$2,665	\$126,019	\$86,584
25	2029	\$28,897	\$416				\$42	\$2,748	\$3,206	\$112,275
26	2030	\$29,792	\$429				\$43	\$2,833	\$3,305	\$138,762
27	2031	\$30,716	\$442				\$44	\$2,921	\$3,407	\$166,071
28	2032	\$31,668	\$456	\$49,356			\$4,981	\$3,011	\$57,805	\$139,934
29	2033	\$32,650	\$470				\$47	\$3,105	\$3,622	\$168,962
30	2034	\$33,662	\$485				\$48	\$3,201	\$3,734	\$198,890
31	2035	\$34,706	\$500				\$50	\$3,300	\$3,850	\$229,746
32	2036	\$35,781	\$515	\$55,767			\$5,628	\$3,403	\$65,313	\$200,214
33	2037	\$36,891	\$531				\$53	\$3,508	\$4,092	\$233,013
34	2038	\$38,034	\$548				\$55	\$3,617	\$4,219	\$266,828
35	2039	\$39,213	\$565				\$56	\$3,729	\$4,350	\$301,691
36	2040	\$40,429	\$582			\$306,891	\$30,747	\$3,845	\$342,065	\$55
<b>Totals</b>		<b>\$896,590</b>	<b>\$12,911</b>	<b>\$228,524</b>	<b>\$189,198</b>	<b>\$306,891</b>	<b>\$73,752</b>	<b>\$85,259</b>	<b>\$896,536</b>	<b>\$4,081,714</b>

Number of Single Family Residential Lots	61
Year 1 Cost per Residential Lot	\$227.67

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