

**ENGINEER'S REPORT
ANNEXATION NO. 7 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

November 8, 2004

**ENGINEER'S REPORT
ANNEXATION NO. 7 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. 7 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 7 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. 7 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 7 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. 7.

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. 7, 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. 7 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. 7 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. 7 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 14

Zone 14 consists solely of Tract No. 30335, Assessor Parcel Numbers (“APN”) 431-430-001 through 431-430-032, 431-431-001 through 431-431-013, 431-432-001 through 431-432-003, 431-440-001 through 431-440-006, and 431-441-001 through 431-441-015, and encompasses approximately 30.07 acres. There are 69 residential lots located in Tract No. 30335. A map of Tract No. 30335 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. 7, 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. 7 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. 7 to the Assessment District have been assessed upon the parcels of land in Annexation No. 7 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. 7 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 7 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 2004-2005. 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. 7 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2004-05 Total Annual Assessment	No. of Residential Lots [1]	FY 2004-05 Assessment per Residential Lot [1]
14	\$16,471	69	\$238.71
[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, 2005, 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. 7 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 14 is expected to be developed with single-family residential lots only, all of which receive similar 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 14 (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 2004-05 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 2004-05 assessment for the annexed Zone as well as the fiscal year 2004-05 maximum assessment per residential lot.

Schedule of Assessments

Zone	FY 2004-05 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2004-05 Assessment per Residential Lot [1, 2]
14	\$16,471	69	\$238.71
[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: November 8, 2004.



David Taussig and Associates, Inc.

A handwritten signature in black ink, appearing to read "Stephen A. Runk", written over a horizontal line.

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

I, Dorothy 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 9th day of November 2004.

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

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EXHIBIT A-1

ENGINEER'S REPORT

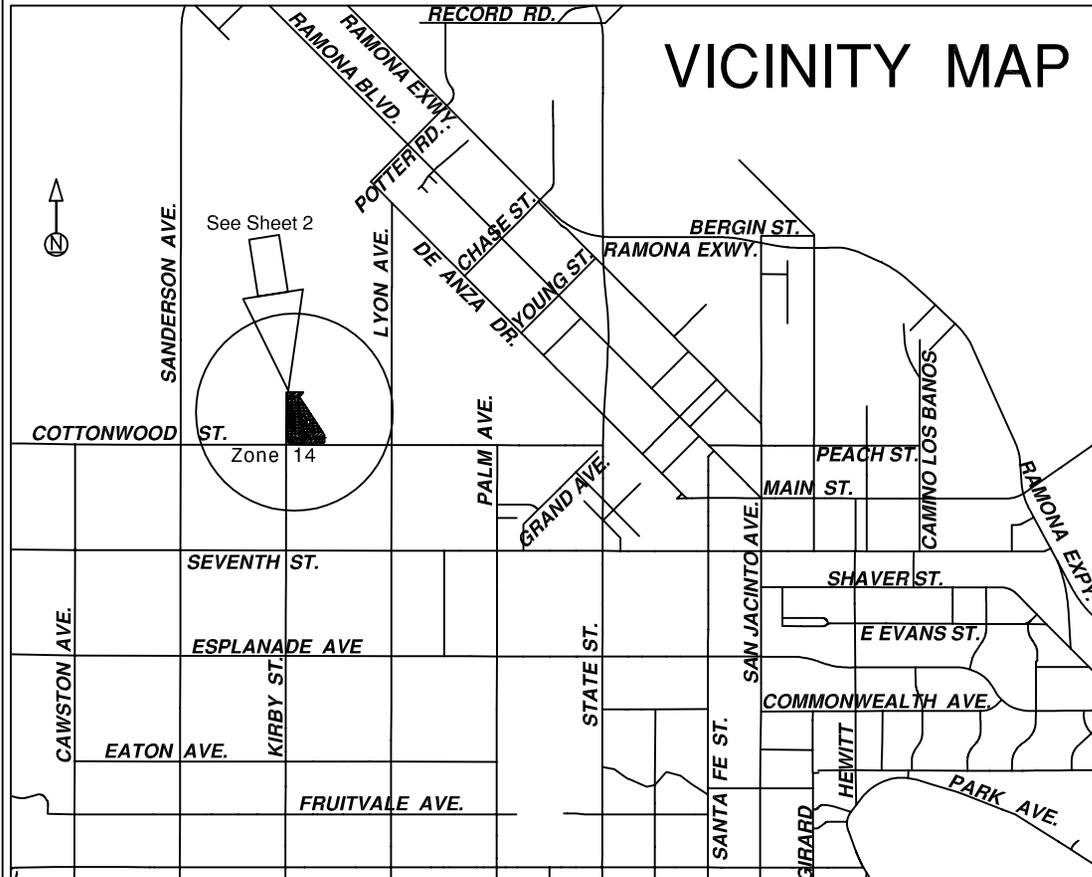
ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 7 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 _____, 2004.

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 _____, 200__. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the _____ day of _____ 200__. 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 _____, 2004, 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.

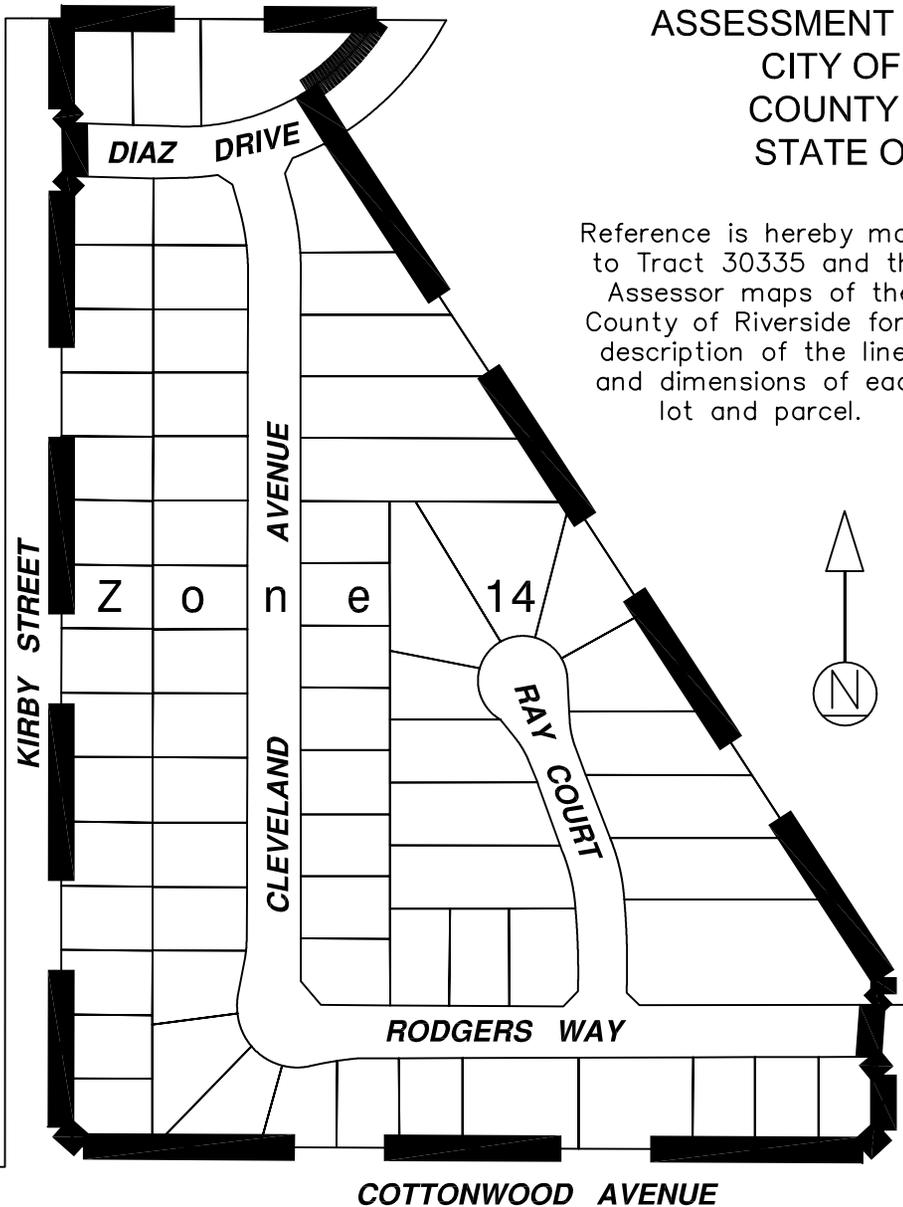
Gary L. Orso
Assessor-County Clerk-Recorder of Riverside County

By _____
Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103

ASSESSMENT DIAGRAM
 ANNEXATION NO. 7 TO
 ASSESSMENT DISTRICT NO. 2003-1
 CITY OF SAN JACINTO
 COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA



Reference is hereby made to Tract 30335 and the Assessor maps of the County of Riverside for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Numbers within the Boundaries of City of San Jacinto AD No. 2003-1 Annexation No. 7:

431-430-001	431-430-024	431-432-002
431-430-002	431-430-025	431-432-003
431-430-003	431-430-026	431-440-001
431-430-004	431-430-027	431-440-002
431-430-005	431-430-028	431-440-003
431-430-006	431-430-029	431-440-004
431-430-007	431-430-030	431-440-005
431-430-008	431-430-031	431-440-006
431-430-009	431-430-032	431-441-001
431-430-010	431-431-001	431-441-002
431-430-011	431-431-002	431-441-003
431-430-012	431-431-003	431-441-004
431-430-013	431-431-004	431-441-005
431-430-014	431-431-005	431-441-006
431-430-015	431-431-006	431-441-007
431-430-016	431-431-007	431-441-008
431-430-017	431-431-008	431-441-009
431-430-018	431-431-009	431-441-010
431-430-019	431-431-010	431-441-011
431-430-020	431-431-011	431-441-012
431-430-021	431-431-012	431-441-013
431-430-022	431-431-013	431-441-014
431-430-023	431-432-001	431-441-015

LEGEND

 Zone 14 Boundaries of Annexation No. 7 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA

EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAP FOR ZONE 14

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

City of San Jacinto
Annexation No. 7 to
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

	<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
Zone 14				
	431-430-001	30335	1	\$238.71
	431-430-002	30335	2	\$238.71
	431-430-003	30335	3	\$238.71
	431-430-004	30335	4	\$238.71
	431-430-005	30335	5	\$238.71
	431-430-006	30335	6	\$238.71
	431-430-007	30335	7	\$238.71
	431-430-008	30335	8	\$238.71
	431-430-009	30335	9	\$238.71
	431-430-010	30335	10	\$238.71
	431-430-011	30335	11	\$238.71
	431-430-012	30335	12	\$238.71
	431-430-013	30335	13	\$238.71
	431-430-014	30335	14	\$238.71
	431-430-015	30335	15	\$238.71
	431-430-016	30335	16	\$238.71
	431-430-017	30335	17	\$238.71
	431-430-018	30335	18	\$238.71
	431-430-019	30335	19	\$238.71
	431-430-020	30335	20	\$238.71
	431-430-021	30335	21	\$238.71
	431-430-022	30335	22	\$238.71
	431-430-023	30335	23	\$238.71
	431-430-024	30335	24	\$238.71
	431-430-025	30335	25	\$238.71
	431-430-026	30335	26	\$238.71
	431-430-027	30335	27	\$238.71
	431-430-028	30335	28	\$238.71
	431-430-029	30335	29	\$238.71
	431-430-030	30335	30	\$238.71
	431-430-031	30335	31	\$238.71
	431-430-032	30335	32	\$238.71
	431-440-001	30335	33	\$238.71
	431-440-002	30335	34	\$238.71
	431-440-003	30335	35	\$238.71
	431-440-004	30335	36	\$238.71
	431-440-005	30335	37	\$238.71
	431-440-006	30335	38	\$238.71
	431-441-001	30335	39	\$238.71
	431-441-002	30335	40	\$238.71
	431-441-003	30335	41	\$238.71
	431-441-004	30335	42	\$238.71
	431-441-005	30335	43	\$238.71
	431-441-006	30335	44	\$238.71
	431-441-007	30335	45	\$238.71
	431-441-008	30335	46	\$238.71
	431-441-009	30335	47	\$238.71
	431-441-010	30335	48	\$238.71
	431-441-011	30335	49	\$238.71
	431-441-012	30335	50	\$238.71
	431-441-013	30335	51	\$238.71
	431-441-014	30335	52	\$238.71
	431-441-015	30335	53	\$238.71
	431-431-001	30335	54	\$238.71
	431-431-002	30335	55	\$238.71

City of San Jacinto
Annexation No. 7 to
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
431-431-003	30335	56	\$238.71
431-431-004	30335	57	\$238.71
431-431-005	30335	58	\$238.71
431-431-006	30335	59	\$238.71
431-431-007	30335	60	\$238.71
431-431-008	30335	61	\$238.71
431-431-009	30335	62	\$238.71
431-431-010	30335	63	\$238.71
431-431-011	30335	64	\$238.71
431-431-012	30335	65	\$238.71
431-431-013	30335	66	\$238.71
431-432-001	30335	67	\$238.71
431-432-002	30335	68	\$238.71
431-432-003	30335	69	\$238.71

Total Assessment for Zone 14: \$16,470.99

Total FY 2004-05 Assessment: \$16,470.99

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EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 14

Zone 14
Tract No. 30335

	Curb Length	Curb-Miles	Cost per Curb-Mile	Annual Cost
Street Sweeping	7,539	1.427841	180	\$257.01

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,000.00	\$2,000
Place slurry seal	142,720	s.f.	\$0.10	\$14,272
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$2,854
Striping	1	l.s.	\$2,000.00	\$2,000
Traffic Control	1	l.s.	\$2,500.00	\$2,500
			Total	\$23,626

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$2,000.00	\$2,000
Grind	142,720	s.f.	\$0.03	\$4,282
0.15' asphaltic concrete paving overlay	1,499	tons	\$35.00	\$52,450
Striping	1	l.s.	\$2,000.00	\$2,000
Traffic Control	1	l.s.	\$2,500.00	\$2,500
			Total	\$63,231

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$20,000.00	\$20,000
Remove concrete curb @ 10% of total quantity	753.9	l.f.	\$1.00	\$754
Remove sidewalk @ 10% of total quantity	4146.45	s.f.	\$0.15	\$622
Grind 0.33' AC paving	142,720	s.f.	\$0.07	\$9,562
construct 6" curb @10% of total quantity	753.9	l.f.	\$7.60	\$5,730
construct 6' wide sidewalk @ 10% of total quantity	4146.45	s.f.	\$1.75	\$7,256
construct 0.25' AC paving	2497.6	tons	\$35.00	\$87,416
Striping	1	l.s.	\$2,500.00	\$2,500
Traffic control	1	l.s.	\$2,500.00	\$2,500
			Total	\$136,340

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 2004-05 District Admin [2]
14	69	1.43	142,720	\$257	\$23,626	\$63,231	\$136,340	\$1,149	\$1,494

[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. 7 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 14

Zone 14
Tract No. 30335

Year	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	\$16,471	\$257				\$26	\$1,494	\$1,777	\$14,694
2	\$16,982	\$265				\$26	\$1,540	\$1,832	\$29,844
3	\$17,508	\$273				\$27	\$1,588	\$1,888	\$45,464
4	\$18,051	\$282	\$25,892			\$2,617	\$1,637	\$30,428	\$33,087
5	\$18,610	\$290				\$29	\$1,688	\$2,007	\$49,690
6	\$19,187	\$299				\$30	\$1,740	\$2,070	\$66,807
7	\$19,782	\$309				\$31	\$1,794	\$2,134	\$84,456
8	\$20,395	\$318	\$29,255			\$2,957	\$1,850	\$34,380	\$70,471
9	\$21,028	\$328				\$33	\$1,907	\$2,268	\$89,230
10	\$21,679	\$338				\$34	\$1,966	\$2,338	\$108,571
11	\$22,351	\$349				\$35	\$2,027	\$2,411	\$128,512
12	\$23,044	\$360		\$88,466		\$8,883	\$2,090	\$99,798	\$51,758
13	\$23,759	\$371				\$37	\$2,155	\$2,563	\$72,955
14	\$24,495	\$382				\$38	\$2,222	\$2,642	\$94,808
15	\$25,255	\$394				\$39	\$2,290	\$2,724	\$117,339
16	\$26,038	\$406	\$37,348			\$3,775	\$2,361	\$43,891	\$99,485
17	\$26,845	\$419				\$42	\$2,435	\$2,895	\$123,434
18	\$27,677	\$432				\$43	\$2,510	\$2,985	\$148,125
19	\$28,535	\$445				\$45	\$2,588	\$3,078	\$173,583
20	\$29,419	\$459	\$42,199			\$4,266	\$2,668	\$49,592	\$153,410
21	\$30,331	\$473				\$47	\$2,751	\$3,272	\$180,470
22	\$31,272	\$488				\$49	\$2,836	\$3,373	\$208,368
23	\$32,241	\$503				\$50	\$2,924	\$3,478	\$237,132
24	\$33,241	\$519		\$127,608		\$12,813	\$3,015	\$143,955	\$126,418
25	\$34,271	\$535				\$53	\$3,108	\$3,696	\$156,993
26	\$35,333	\$551				\$55	\$3,205	\$3,811	\$188,515
27	\$36,429	\$568				\$57	\$3,304	\$3,929	\$221,015
28	\$37,558	\$586	\$53,873			\$5,446	\$3,406	\$63,312	\$195,261
29	\$38,722	\$604				\$60	\$3,512	\$4,177	\$229,807
30	\$39,923	\$623				\$62	\$3,621	\$4,306	\$265,424
31	\$41,160	\$642				\$64	\$3,733	\$4,440	\$302,145
32	\$42,436	\$662	\$60,871			\$6,153	\$3,849	\$71,535	\$273,046
33	\$43,752	\$683				\$68	\$3,968	\$4,719	\$312,079
34	\$45,108	\$704				\$70	\$4,091	\$4,865	\$352,322
35	\$46,507	\$726				\$73	\$4,218	\$5,016	\$393,812
36	\$47,948	\$748			\$396,896	\$39,764	\$4,349	\$441,757	\$3
Totals	\$1,063,345	\$16,592	\$249,439	\$216,074	\$396,896	\$87,900	\$96,441	\$1,063,342	

Number of Single Family Residential Lots	69
Year 1 Cost per Residential Lot	\$238.71

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