CITY OF FOLSOM

AMERICAN RIVER CANYON NORTH LOS CERROS

AMERICAN RIVER CANYON NORTH 2

AMERICAN RIVER CANYON NORTH 3

BLUE RAVINE OAKS

BLUE RAVINE OAKS NO. 2

NATOMA STATION

NATOMA STATION

NATOMA STATION

PRAIRIE OAKS RANCH

PROSPECT RIDGE

BRIGGS RANCH
THE RESIDENCES AT AMERICAN RIVER CANYON
BROADSTONE
THE RESIDENCES AT AMERICAN RIVER CANYON II

BROADSTONE UNIT NO.3

BROADSTONE NO. 4

COBBLE RIDGE

SIERRA ESTATES

SILVERBROOK

STEEPLECHASE

COBBLE HILLS RIDGE II/REFLECTIONS II WILLOW CREEK ESTATES EAST

FOLSOM HEIGHTS WILLOW CREEK ESTATES EAST NO 2
FOLSOM HEIGHTS No. 2
WILLOW CREEK ESTATES SOUTH

HANNAFORD CROSS WILLOW SPRINGS

LAKE NATOMA SHORES

LANDSCAPING AND LIGHTING DISTRICTS

PRELIMINARY ENGINEER'S REPORT

May 2018

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIIID of the California Constitution

ENGINEER OF WORK:

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CITY OF FOLSOM

CITY COUNCIL

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OVFRVIEW

The City of Folsom Landscaping and Lighting Districts (the "Districts") provide funding for the installation, maintenance and servicing of landscaping, sidewalks, fences, walls, parks, open space, signage, soundwalls, street lighting, and other public improvements in the City of Folsom. Twenty-nine such districts exist as follows:

The 29 City of Folsom Landscaping and Lighting Districts are:

American River Canyon North

American River Canyon North No. 2

American River Canyon North No. 3

Blue Ravine Oaks

Blue Ravine Oaks No. 2

Briggs Ranch

Broadstone

Broadstone Unit No.3

Broadstone No. 4

Cobble Ridge

Cobble Hills Ridge II/Reflections II

Folsom Heights

Folsom Heights No. 2

Hannaford Cross

Lake Natoma Shores

Los Cerros

Natoma Station (Including Union Square Annexation)

Natoma Valley (Formerly Lakeridge Estates)

Prairie Oaks Ranch

Prospect Ridge

Sierra Estates

Silverbrook

The Residences at American River Canyon

The Residences at American River Canyon II

Steeplechase

Willow Creek Estates East

Willow Creek Estates East No. 2

Willow Creek Estates South

Willow Springs

These assessments were established in previous fiscal years. In each subsequent year for which the assessments will be continued, the City Council ("Council") must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. The Engineer's Report also identifies future planned projects. After the



Engineer's Report is completed, the Council may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Engineer's Report ("Report") was prepared pursuant to the direction of the Council.

This Report was prepared to establish the budget for the improvements that would be funded by the proposed 2018-19 assessments and to define the benefits received from the improvements by property within the Districts and the method of assessment apportionment to lots and parcels. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIIID of the California Constitution (the "Article").

If the Council approves this Engineer's Report and the proposed assessments by resolution, a notice of the proposed assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing typically directs that this notice be published.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 10, 2018. At this hearing, the Council would consider approval of a resolution confirming the assessments for fiscal year 2018-19. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2018-19.

Included is a separate but integral tool: the City of Folsom Landscaping and Lighting District Improvement Plan ("Improvement Plan"). It is a separate planning document that identifies the type of upcoming improvement (e.g. re-landscaping a corridor or painting a wall); the estimated cost; any installments required for short-term (less than five years) and/or long term (not greater than 30 years) improvements, and the approximate schedule for completion of the improvement. The City intends to continually update and revise the Improvement Plan throughout each year to reflect the current status of improvement projects, budget updates and/or changes in priorities.

The concept of the Improvement Plan arose from the City's commitment to comply with the requirements of the Act as well as produce a valuable instrument that enables the City to schedule, prioritize, and plan for needed maintenance and servicing improvements in the districts. It also serves as a user-friendly means for members of the public to review and understand the use of the assessment revenues generated from each district.

LEGAL ANALYSIS

SILICON VALLEY TAXPAYERS ASSOCIATION, INC. V SANTA CLARA COUNTY OPEN SPACE AUTHORITY

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA vs.



SCCOSA"). This ruling is the most significant court case in further legally clarifying the substantive assessment requirements of Proposition 218 which was approved by California voters in 1996. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in each district

This Engineer's Report is consistent with the SVTA vs. SCCOSA decision and with the requirements of Article XIIIC and XIIID of the California Constitution based on the following factors:

- Most of the Districts were formed prior to the passage of Proposition 218 and/or with unanimous approval of property owners. Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as "grandfathered assessments" and held them to a different standard than post Proposition 218 assessments.
- The Districts are narrowly drawn to only include the specially benefiting parcels, and
 the assessment revenue derived from real property in each District is expended only
 on specifically identified improvements and/or maintenance and servicing of those
 improvements in that District that confer special benefits to property in that District.
- The use of unique and narrowly drawn Districts ensures that the improvements
 constructed and maintained with assessment proceeds are located in close
 proximity to the real property subject to the assessment, and that such
 improvements provide direct and special benefit to the property in that District.
- 4. Due to their proximity to the assessed parcels, the improvements and maintenance thereof financed with assessment revenues in the District provide a direct advantage to properties in that District, and the benefits conferred on such property in each District are more extensive and direct than a general increase in property values.
- 5. The assessments paid in each District are proportional to the special benefit that each parcel within that District receives from such improvements and the maintenance thereof because:
 - The specific improvements and maintenance and utility costs thereof in each District and their respective costs are specified in this Engineer's Report; and
 - b. Such improvement and maintenance costs in each District are allocated among different types of property located within each District, and equally among those properties which have similar characteristics and receive similar special benefits.



Therefore, given the factors highlighted above, this Engineer's Report is consistent with the SVTA vs. SCCOSA decision and with the requirements of Article XIIIC & XIIID of the California Constitution.

DAHMS V. DOWNTOWN POMONA PROPERTY

On June 8, 2009, the 4th District Court of Appeal upheld a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. In Dahms the court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

BONANDER V. TOWN OF TIBURON

On December 31, 2009, the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district instead of proportional special benefits.

BEUTZ V. COUNTY OF RIVERSIDE

On May 26, 2010 the 4th District Court of Appeals issued a decision on the Steven Beutz v. County of Riverside ("Beutz") appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefit associated with improvements and services were not explicitly calculated and quantified and separated from the special benefits.

GOLDEN HILL NEIGHBORHOOD ASSOCIATION V. CITY OF SAN DIEGO

On September 22, 2011, the San Diego Court of Appeal issued a decision on the Golden Hill Neighborhood Association V. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

COMPLIANCE WITH CURRENT LAW

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution and with the *SVTA* decision because the Improvements to be funded are clearly defined; the Improvements are directly available to and will directly benefit property in the Assessment Districts; and the Improvements provide a direct advantage to property in each of the Assessment Districts that would not be received in absence of the Assessments.



This Engineer's Report is consistent with *Beutz, Dahms and Greater Golden Hill* because the Improvements will directly benefit property in each of the Assessment Districts and the general benefits have been explicitly calculated and quantified and excluded from the Assessments. The Engineer's Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall cost of the Improvements and proportional special benefit to each property.

IMPACT OF RECENT PROPOSITION 218 DECISIONS

This Engineer's Report is consistent with the SVTA vs. SCCOSA, Dahms, Bonander – Beutz and Greater Golden Hill decisions and with the requirements of Article XIIIC and XIIID of the California Constitution based on the following factors:

- The assessment revenue derived from real property in each assessment District within the City of Folsom is extended only on specific landscaping and other improvements and/or maintenance and servicing of those improvements in that assessment district
- The use of various assessment districts ensures that the landscaping and other improvements constructed and maintained with assessment proceeds are located in close proximity to the real property subject to the assessment, and that such improvements provide a direct advantage to the property in the assessment district.
- 3. Due to their proximity to the assessed parcels, the improvements and maintenance thereof financed with assessment revenues in each assessment district benefits the properties in that assessment district in a manner different in kind from the benefit that other parcels of real property in the City of Folsom derive from such improvements, and the benefits conferred on such property in each assessment district are more extensive and direct than a general increase in property values.
- 4. The assessments paid in each assessment district are proportional to the special benefit that each parcel within that assessment district receives from such improvements and the maintenance thereof because:
 - The specific landscaping and other improvements and maintenance and utility costs thereof in each assessment district and the costs thereof are specified in this Engineer's Report; and
 - b. Such improvement and maintenance costs in each assessment district are allocated among different types of property located within each assessment district, and equally among those properties which have similar characteristics and receive similar special benefits.

There have been a number of clarifications made to the analysis, findings and supporting text in this Report to ensure that this consistency is well communicated.



The work and improvements proposed to be undertaken by the City of Folsom Landscaping and Lighting Districts (the "Districts") and the cost thereof paid from the continuation of the annual assessment provide special benefit to parcels within the Districts defined in the Method of Assessment herein. Consistent with the Landscaping and Lighting Act of 1972, (the "Act") the work and improvements (the "Improvements") are generally described as follows:

Within these districts, the existing and proposed improvements are generally described as the installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, fencing, soundwalls, sidewalks, monuments, statuary, fountains, water quality ponds, park facilities, open space, bike trails, walkways, drainage swales and other ornamental structures and facilities, entry signage, street pavers, art work, and monuments and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as applicable, for property owned or maintained by the City of Folsom. Any plans and specifications for these improvements have been filed with the City of Folsom and are incorporated herein by reference.

"Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- (a) Repair, removal, or replacement of all or any part of any improvement.
- (b) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
 - (c) The removal of trimmings, rubbish, debris, and other solid waste.
- (d) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Service" or "servicing" means the furnishing of:

- (a) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
- (b) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

The assessment proceeds from each District will be exclusively used for Improvements within that District plus Incidental expenses. Reference is made to the Estimate of Cost and Budget, Appendix A and to the additional plans and specifications, including specific expenditure and improvement plans by District, which are on file with the City.



DESCRIPTION OF IMPROVEMENTS

Following are descriptions of improvements for the various City of Folsom Landscaping and Lighting Districts.

AMERICAN RIVER CANYON NORTH

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from San Juan Suburban Water District.
- Maintenance of Irrigation system, entry fountain, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Santa Juanita Path repairs and Landscape.

Future Improvement Projects:

No planned projects.

AMERICAN RIVER CANYON NORTH No. 2

- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

LED evaluation and change-out.

Future Improvement Projects:

Paint/replace/repair Streetlights.

AMERICAN RIVER CANYON NORTH No. 3

- Purchase of electric power.
- Purchase of irrigation water from San Juan Suburban Water District.
- Maintenance of landscaping, lighting, signs, sidewalk and walls, waterfalls, including turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, walls, signs.

Planned Improvement Projects for 2018-19:

- Waterfall and Infrastructure Repair.
- Landscape and Lighting at Waterfall.

Future Improvement Projects:



- Tree and Landscape Improvements (or replacements).
- Sidewalk repair (ARC and Oak Ave).
- Signage improvement/replacement.
- Landscape/Irrigation removal and replacement Mystic Hills, ARC Drive/Canyon Falls.
- Main Walking Trail landscaping, irrigation, step areas

BLUE RAVINE OAKS

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, fences, walls and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

No planned projects.

Future Improvement Projects:

- Riley Street Fence/Replacement.
- Tree removal/replacement.
- Blue Ravine Wall repair.
- Irrigation upgrades/replacement.
- Signage improvement/replacement.

BLUE RAVINE OAKS No. 2

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, fences, walls and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Debt Repayment to Measure A.

Future Improvement Projects:

No planned projects.

BRIGGS RANCH

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, walls, fences, open space area, signage and streetlights.



- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

No planned projects.

Future Improvement Projects:

- Fence/Wall repair/replacement (Blue Ravine/E Natoma)
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Irrigation upgrades/replacement.
- Shrub and tree upgrades Blue Ravine/E. Natoma.
- Bollard repair/replacement.
- Pet station repair/replacement.
- Landscape lighting upgrades/replacement.

BROADSTONE

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, sound walls, water quality ponds and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

No planned projects.

Future Improvement Projects:

- Repair irrigation/replace shrubs Iron Point median, Rathbone, Knofler, other interior areas. Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Irrigation repair/retrofit.
- Landscape, shrub, bark replacement E. Bidwell/Oak Ave.
- Bollard repair/replacement.
- Pet station repair/replacement.
- Paint/repair walls (throughout District)
- Street lights fixture replacement.
- Signage improvement/replacement.
- Turf removal/irrigation retrofit.
- Landscape light maintenance.
- Shrub replacement (throughout District).

BROADSTONE UNIT No. 3

No planned projects.



Planned Improvement Projects for 2018-19:

LED evaluation and change-out (partial).

Future Improvement Projects:

Paint/replace/repair Streetlights.

BROADSTONE No. 4

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, sound walls, water quality ponds and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

- Wall painting/repairs (Phase III) & Cul-de-Sac Walls.
- Landscape and Lighting replacements.
- Infrastructure repairs.
- Irrigation replacements.

Future Improvement Projects:

- District improvements.
- Landscape system centralization.
- Irrigation repairs drip and sprinklers.
- Replace trees/shrubs
- Infrastructure /sidewalks inventory repair.

COBBLE HILLS RIDGE II/REFLECTIONS II

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, plantings, sidewalks, soundwalls, signage, parks, park facilities, open space and streetlights.
- Purchase of Electric Power from SMUD.
- Maintenance of public lighting fixtures.

Planned Improvement Projects for 2018-19:

Paint Wall along Glenn/Landscapes Glenn & Sibley

Future Improvement Projects:

- Soundwall/fence replacement/repair/painting.
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Shrub replacement Sibley/Corner, Glenn/Oxburough.
- Mini Park and Path turf and shrub repair/replacement
- Natural Park irrigation repair/tree removal care



COBBLE RIDGE

- Maintenance of shrubs and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of irrigation system, plantings, open space areas, soundwalls, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Access to Bidwell (evaluation).

Future Improvement Projects:

- Paint/replace fence/tabular fence.
- Fence repair/replacement.
- Shrub, bark, DG replacement.
- Tree and Landscape Improvements (or replacements).
- Tree work in Cul de Sac.

FOLSOM HEIGHTS

- Maintenance of shrubs and trees within landscape medians and corridors, corridors, bike trails, walkways, and open space areas.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of irrigation system, plantings, fences, walls, sidewalks and streetlights.
- Purchase of Electric Power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Tree care in open space.

Future Improvement Projects:

- Bike path repair.
- Wall paint/repair.
- Open Space management/tree removal.
- Shrub and tree replacement (Glenn/Vierra Circle)
- Tree and Landscape Improvements (or replacements).
- Signage improvement/replacement.

FOLSOM HEIGHTS No. 2

- Maintenance of lawns and trees within landscape medians and corridors, corridors, bike trails, walkways, and open space areas.
- Purchase of irrigation water from the City of Folsom.



- Maintenance of irrigation system, plantings, fences, walls, sidewalks and streetlights.
- Purchase of Electric Power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Tree Care & Ladder Fuel in Open Space.

Future Improvement Projects (if funded with new District):

- Glenn wall repair.
- Tree and landscape improvements (Vierra Cir)
- New landscape (Glenn)

HANNAFORD CROSS

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water and electric power for the two mini parks in a 70%/30%:
 City/District contribution. (based on maintenance assignments)
- Maintenance of Irrigation system, bike trails, walkways, fences, walls, drainage swale, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

- Landscaping Lakeside Dr.
- Paint Guard Shack.
- Light repairs at Guard Shack.

Future Improvement Projects:

- Fence repair/replacement Lakeside Dr.
- Landscape/irrigation Lakeside Dr.
- Tree and Landscape Improvements (or replacements).
- Egloff Circle replanting.
- Entry and trellis Inwood replanting.

LAKE NATOMA SHORES

- Maintenance of lawns and trees within landscape medians and corridors.
- Maintenance of Irrigation system, soundwalls, signage, street pavers, plantings, sidewalks and streetlights.
- Purchase of Irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Landscaping Retrofits (mini-park)



Future Improvement Projects:

- Forrest Street/Folsom frontage landscaping.
- Forrest St shrub and tree replacement.
- Signage improvement/replacement.
- Muerer relandscaping/irrigation
- Turf repair/irrigation upgrades
- Tree and Landscape Improvements (or replacements).

Los Cerros

- Maintenance of landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, walls, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

- LED light/landscape updates/changes.
- Replant medians (E. Bidwell & Riley).

Future Improvement Projects:

- Open Space parcels management.
- Wall Paint/Repair.
- Landscape light repair/maintain.
- Irrigation upgrades/replacement.
- Tree and Landscape Improvements (or replacements).
- Tree/shrub replacement Riley Street/E. Bidwell.
- Signage improvement/replacement.
- Cruickshank/Woodsmoke plant/bark.
- Median Island plant replacement.

NATOMA STATION

- Maintenance of Irrigation system, walls, signage, art work, open space areas, parks, plantings and streetlights.
- Purchase of irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

No planned projects.

Future Improvement Projects:

- Shrub/tree replacement Blue Ravine/Turnpike/Iron Point
- Tree and Landscape Improvements (or replacements).
- Sidewalk repair.
- Paver repairs/replacements.



- Mini Park replanting/bark.
- Wetland area maintenance.
- Sign repair/replacement.
- Wall repair/painting.
- Irrigation upgrades (water conservation)

NATOMA STATION-UNION SQUARE

Note: Union Square which is a Benefit zone of Natoma Station will be providing its own landscaping and lighting maintenance via an existing homeowner's association and servicing for 2018-2019.

NATOMA VALLEY

 Installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, soundwalls, retaining walls, fencing and all necessary appurtenances, and labor, materials, supplies, utilities and equipment

Planned Improvement Projects for 2018-19:

Mulch/plant replacement (Natoma & Green Valley).

Future Improvement Projects:

Landscape & tree replacements.

PROSPECT RIDGE

- Maintenance of Irrigation system, walls, signage, open space areas, parks, plantings and streetlights.
- Purchase of irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Maintenance of landscape corridors.

Planned Improvement Projects for 2018-19:

No planned projects.

Future Improvement Projects:

No planned projects.

PRAIRIE OAKS RANCH

- Maintenance and servicing of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, walls, signage, fences, open space areas, trellises, and streetlights along Grover Road, Russi Road, Willard Drive, Stewart Street and the interior public roadways within the subdivisions.



- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

No planned projects.

Future Improvement Projects:

- Fence/Wall paint/repair/replace.
- Riley Street landscaping.
- Sign Repair/Replacement.
- Replace Landscaping Grover/Russi/Iron Point/Blue Ravine
- Tree and Landscape Improvements (or replacements).
- Open Space Weed Maintenance Abatement.

SIFRRA ESTATES

- Maintenance of landscaping, lighting and soundwalls along Rowland Court, Dolan Court and Riley Street including turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, fencing, soundwalls, monuments, statuary, fountains, and other ornamental structures and facilities, entry monuments and all necessary appurtenances
- Purchase of water from the City of Folsom
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Replant front entry.

Future Improvement Projects:

- Tree and Landscape Improvements (or replacements).
- Signage improvement/replacement.
- Shrubs and irrigation replacements.

SILVERBROOK

- Note: Silverbrook will not be levied for fiscal year 2018-19, due to a surplus in revenue.
- Maintenance of lawns and trees within landscape median.
- Purchase of irrigation water from City of Folsom.
- Maintenance of Irrigation system, entry median, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

- LED Streetlight Retrofit.
- Glenn Drive Median Landscape Retrofit.



Future Improvement Projects:

Relandscape median.

STEEPLECHASE

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

LED streetlights and change-out (partial).

Future Improvement Projects:

- Riley Street fence replacement.
- Park fence replacement
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Renovation of turf in mini-park.
- Repair and/or replace bollards.
- Landscape replacement along Riley Street.
- Landscape median and park.
- Remove roots in park/replace turf.
- Irrigation upgrades/repairs.

THE RESIDENCES AT AMERICAN RIVER CANYON

- Maintenance landscaping, lighting and soundwalls along American River Canyon Drive and Oak Avenue including turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, sound-walls, and all necessary appurtenances.
- Purchase of water from San Juan Water District.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

Landscape Oak Ave/ARC.

Future Improvement Projects:

- Landscape and irrigation repairs and replacements.
- Wall repair/replacement.
- Drainage Swale repair.
- Tree and Landscape Improvements (or replacements).



THE RESIDENCES AT AMERICAN RIVER CANYON II

 Installation, maintenance and servicing of turf, ground cover, shrubs, and trees, irrigation systems, drainage systems, street lighting, walls, signage and all necessary appurtenances, and labor, materials, supplies, utilities, and equipment

Planned Improvement Projects for 2018-19:

Landscape Arburn/Folsom.

Future Improvement Projects:

- Landscape and irrigation repairs and replacements.
- Wall repair/replacement.
- Drainage Swale repair.
- Tree and Landscape Improvements (or replacements).

WILLOW CREEK ESTATES EAST

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of irrigation system, walls, plantings, sidewalks and streetlights, as well as weed abatement.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

No planned projects.

Future Improvement Projects: (if funding available)

- Planting Removal/Replacement.
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Irrigation repairs/upgrades.
- Landscape/irrigation replacement Oak Ave median/Blue Ravine.

WILLOW CREEK ESTATES EAST No. 2

- Maintenance of irrigation system, walls, plantings, sidewalks and streetlights, as well as weed abatement.
- Purchase of irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Maintenance of lawns and trees within landscape medians and corridors.

Planned Improvement Projects for 2018-19:

- Landscape & Irrigation Retrofit Along Blue Ravine (partial).
- LED Streetlight Retrofit.



Future Improvement Projects:

Landscape & Irrigation retrofit along Blue Ravine & Oak Ave.

WILLOW CREEK ESTATES SOUTH

- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, walls, entry signage, drainage way, parks, sidewalks and streetlights, as well as weed abatement.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

- Sign outreach & draft design.
- Sign Replacement (partial).

Future Improvement Projects:

- Wall Paint/Power Wash.
- Entry signage retrofit/replacement.
- Prewett tree open space.
- Street paver replacement.
- Oak Avenue shrub retrofit.
- Tree and Landscape Improvements (or replacements)
- Silberhorn relandscaping.
- Turf removal/irrigation upgrades.
- 6 Mini parks Replacement of landscape and shrubs

WILLOW SPRINGS

- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2018-19:

LED evaluation & retrofits (partial).

Future Improvement Projects:

Paint/repair Lamp Posts.



BUDGETS

Below is a summary of the Budgets for the various districts. Refer to Appendix A - Budgets, for detailed budgets for each district.

District	Improvement	Incidental	Total	Current	Benefit Units	Rate	Total Assessment
	Costs	Costs	Improvement Costs	Projects	(SFEs)		
American River Canyon North	\$58,000.00	\$2,936.54	\$60,936.54	\$35,000.00	1,022	\$102.94	\$105,204.68
American River Canyon North 2	\$52,500.00	\$545.40	\$53,045.40	\$50,000.00	160	\$77.70	\$12,432.00
American River Canyon North 3	\$177,445.00	\$541.36	\$177,986.36	\$125,000.00	918	\$216.42 *	\$198,578.34
Blue Ravine Oaks	\$19,305.00	\$5,898.35	\$25,203.35	\$0.00	165	\$218.60	\$36,069.00
Blue Ravine Oaks No. 2	\$23,452.00	\$4,296.35	\$27,748.35	\$16,000.00	165	\$205.08	\$33,838.20
Briggs Ranch	\$54,256.00	\$19,823.41	\$74,079.41	\$0.00	660	\$122.28	\$80,706.02
Broadstone	\$253,124.00	\$67,513.03	\$320,637.03	\$0.00	2,351	\$164.99	\$387,873.34
Broadstone Unit No.3	\$22,000.00	\$1,120.38	\$23,120.38	\$15,000.00	737	\$28.07 *	\$20,690.68
Broadstone No. 4	\$307,800.00	\$6,456.00	\$314,256.00	\$255,900.00	2,477	\$130.39 *	\$322,969.90
Cobble Hills II/Reflections II	\$39,354.00	\$14,715.51	\$54,069.51	\$8,000.00	389	\$113.14	\$44,011.46
Cobble Ridge	\$16,270.00	\$6,050.82	\$22,320.82	\$10,000.00	98	\$139.64 *	\$13,684.72
olsom Heights	\$7,507.00	\$5,034.72	\$12,541.72	\$3,000.00	308	\$70.88	\$21,831.04
Folsom Heights No. 2	\$38,065.00	\$7,285.00	\$45,350.00	\$25,000.00	306	\$202.31	\$61,805.71
Hannaford Cross	\$22,150.00	\$8,625.77	\$30,775.77	\$8,500.00	103	\$195.78	\$20,165.34
Lake Natoma Shores	\$21,160.00	\$7,809.67	\$28,969.67	\$5,000.00	113	\$183.58	\$20,744.54
Natoma Valley (formerly) Lakeridge	\$29,110.00	\$11,979.61	\$41,089.61	\$8,000.00	79	\$856.37 *	\$67,653.23
Los Cerros	\$31,010.00	\$10,634.83	\$41,644.83	\$8,500.00	337	\$121.18	\$40,837.66
Natoma Station	\$113,150.00	\$40,953.37	\$154,103.37	\$0.00	1,897	\$91.70	\$173,976.36
Prospect Ridge	\$10,665.00	\$5,270.65	\$15,935.65	\$0.00	9	\$1,074.97	\$9,405.99
Prairie Oaks Ranch	\$169,376.00	\$66,170.99	\$235,546.99	\$0.00	919	\$213.61	\$196,226.42
The Residences at ARC	\$9,867.00	\$4,499.03	\$14,366.03	\$3,500.00	17	\$536.67 *	\$9,123.39
The Residences at ARC II	\$9,867.00	\$0.00	\$9,867.00	\$3,500.00	10	\$1,169.97 *	\$11,699.70
Sierra Estates	\$8,015.00	\$5,674.75	\$13,689.75	\$3,000.00	25	\$363.68 *	\$9,092.00
Silverbrook	\$38,711.13	\$5,848.13	\$44,559.26	\$28,000.00	114	\$0.00	\$0.00
Steeplechase	\$27,345.00	\$9,781.00	\$37,126.00	\$10,000.00	154	\$157.68	\$24,282.72
Nillow Creek East	\$46,350.00	\$16,022.73	\$62,372.73	\$0.00	747	\$80.40	\$60,058.80
Nillow Creek East Estates No 2	\$123,450.00	\$2,945.00	\$126,395.00	\$100,000.00	741	\$130.63	\$96,856.29
Nillow Creek South	\$97,095.00	\$15,998.57	\$113,093.57	\$40,000.00	1462	\$109.88	\$160,642.36
Nillow Springs	\$27,500.00	\$821.03	\$28,321.03	\$20,000.00	517	\$28.14	\$14,548.38
TOTALS	\$1,862,936.13	\$356,251.98	\$2,219,188.11	\$789,937.00	•		



This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of the Improvements throughout the Districts, and the methodology used to apportion the total assessment to properties within the City of Folsom Landscaping and Lighting Districts.

The City of Folsom Landscaping and Lighting Districts consist of all Assessor Parcels within the boundaries of each District defined as defined by Assessment Diagram included within this report and the Assessor Parcel Numbers listed within the included Levy roll. The parcels include all privately or publicly owned parcels within said boundaries. The method used for apportioning the assessment is based upon the proportional special benefits to be derived by the properties in the City of Folsom Landscaping and Lighting Districts over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

DISCUSSION OF BENEFIT

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218, as codified in Article XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and the assessment must not exceed the reasonable cost of the proportional benefit upon the assessed parcel:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

The following benefit categories summarize the types of special benefit to residential, commercial, industrial and other lots and parcels resulting from the Improvements to be provided with the assessment proceeds. These categories of special benefit are supported by various California legislation and supporting studies which describe the types of special benefit received by property from Improvements such as those proposed by the City of Folsom Landscaping and Lighting Districts. These types of special benefit are summarized as follows:



- Proximity to improved landscaped areas within each District.
- Access to improved landscaped areas within each District.
- Improved Views within each District.
- Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.
- Creation of individual lots for residential and commercial use that, in absence of the District and the services provided by the District, would not have been created.

In this regard, the recent the SVTA v. SCCOSA decision provides enhanced clarity to the definitions of special benefits to properties in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA v. SCCOSA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel, and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

BENEFIT FACTORS

The special benefits from the Improvements are further detailed below:

PROXIMITY TO IMPROVED LANDSCAPED AREAS WITHIN THE DISTRICT

Only the specific properties within close proximity to the Improvements are included in each District. Therefore, property in the Districts enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Districts do not share.

In absence of the assessments, the Improvements would not be provided and the landscaping areas in the Districts would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits



but when combined with the unique proximity and access enjoyed by parcels in the Districts, they provide a direct advantage and special benefit to property in the Districts.

ACCESS TO IMPROVED LANDSCAPED AREAS WITHIN THE DISTRICT

Since the parcels in each District are the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved landscaping areas that are provided by the Assessments. This is a direct advantage and special benefit to property in that District.

IMPROVED VIEWS WITHIN THE DISTRICT

The District, by maintaining these landscaped areas, provides improved views to properties in each District. The properties in a District enjoy close and unique proximity, access and views of the Improvements; therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in a District.

EXTENSION OF A PROPERTY'S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS

In large part because it is generally cost prohibitive to provide large open land areas in development projects, the residential, commercial and other benefiting properties in each District do not have large outdoor areas and green spaces. The landscaped areas within each District provide additional outdoor areas that serve as an effective extension of the land area for properties that are in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area, which confers a direct advantage and special benefit to properties in close proximity to the Improvements.

CREATION OF INDIVIDUAL LOTS FOR RESIDENTIAL AND COMMERCIAL USE THAT, IN ABSENCE OF THE ASSESSMENTS, WOULD NOT HAVE BEEN CREATED

Typically, the original owner/developer of the property within the Districts can petition the City to establish the assessment districts. As parcels were sold, new owners were informed of the assessments through the title reports, and in some cases, through Department of Real Estate "White Paper" reports that the parcels were subject to assessment. Purchase of property was also an "agreement" to pay the assessment. In absence of the assessments, the lots within the Districts would probably not have been subdivided and created. These lots, and the improvements they support, are a special benefit to the property owners.

GENERAL VERSUS SPECIAL BENEFIT

The assessments from the City of Folsom Landscaping and Lighting Districts are used to fund improvements and increased levels of maintenance to the grounds adjoining the properties in the Districts. In absence of those Districts, such Improvements would not be provided and the properties would not have been subdivided and improved to the same extent. The Districts were specifically proposed for formation to provide additional and improved improvements, and services in the Districts. In absence of the assessments,



these public resources could not be created and revenues would not be available for their continued maintenance and improvement. Therefore, the assessments solely provide special benefit to property in the Districts over and above the general benefits conferred by the general facilities of the City.

Although these Improvements may be available to the general public at large because the Districts are accessible by members of the public, the Improvements within each District were specifically designed, located and created to provide additional and improved public resources for property inside the Districts, and not the public at large. Other properties that are either outside the Districts or within the Districts and not assessed, do not enjoy the unique proximity, access, views and other special benefit factors described previously. These Improvements are of special benefit to properties located within the Districts because they provide a direct advantage to properties in the Districts that would not be provided in absence of the assessments.

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments - the funding must come from other sources.

The maintenance and servicing of these improvements is also partially funded, directly and indirectly from other sources including City of Folsom, the County of Sacramento and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, and other infrastructure maintenance items such as pond clean outs and street sweeping, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the districts.

In the 2009 Dahms case, the court upheld an assessment that was 100% special benefit on the rationale that the services funded by the assessments were directly provided within the assessment district over and above the services already provided by the City within the boundaries of the assessment district. It is also important to note that certain services funded by the assessments in Pomona are similar to the services funded by the Assessments described in this Engineer's Report and the Court found these services to be 100% special benefit. Similar to the assessments in Pomona, the Assessments described in this Engineer's Report fund improvements and services directly provided within the Assessment District to benefit properties within the assessment district and not to the public at large, and these properties enjoy close proximity and access to the Improvements. Therefore, Dahms establishes a basis for minimal or zero general benefits from the Assessments.

Step 1: Calculation of the General Benefit

The general benefits from this assessment may be quantified as illustrated in the following table.



Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Improved views	5	10%	0.5
Improved nighttime visibility and safety from streetlights	5	20%	1
	100		1.5
	Total Calculate	d General Benefit =	1.5%

As a result, the City of Folsom will contribute at least 1.5% of the total budget from sources other than the assessment. The contribution offsets any general benefits from the Assessment Services.

Step 2: Calculation of Current General Benefit Contribution from City
The general benefit contribution is satisfied from the sum of the following components:

The City of Folsom owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment Districts improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City of Folsom toward general benefit from the maintenance, rehabilitation and replacement of the curb gutter is conservatively estimated to be 1%.

The City of Folsom owns and maintains storm drainage systems along the border of the Assessment Districts improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City of Folsom towards general benefit from the maintenance, and operation of the local storm drainage systems are conservatively estimated to be 1%.

The City of Folsom owns and maintains local public streets along the border of the Assessment District improvements. These public streets proved access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Folsom towards general benefit from the maintenance of local public streets is conservatively estimated to contribute 1%.

The Improvements were constructed by the original owner/developer(s) as a condition of development. The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid by non-assessment funds, this "annuity" can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit that is conservatively quantified at 1.5% is more than offset by the total non-assessment contribution towards general benefit of 28%.



METHOD OF ASSESSMENT

The second step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated a SFE value, which is each property's relative benefit in relation to a single family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

ASSESSMENT APPORTIONMENT

The improved properties within the Districts consist of primarily of single family, multi-family, commercial and non-assessed parcels, with the vast majority being single family. Since all single family residential parcels in the Districts are deemed to have good proximity to the improvements, such single family properties receive similar benefit from the proposed improvements and are assigned 1.0 SFE units. The benefits for other types of properties are further defined as follows.

GENERAL CASE

Many of the City of Folsom Districts contain only single family residences and non-assessed properties such as parks and green spaces. These districts are:

Blue Ravine Oaks Blue Ravine Oaks No. 2 Cobble Ridge Cobble Hills Ridge II/Reflections II Hannaford Cross Lake Natoma Shores Los Cerros	165 residential lots 165 residential lots 98 residential lots 389 residential lots 103 residential lots 113 residential lots 337 residential lots
Natoma Station – (Union Square Annexation)	116 residential lots
Natoma Valley	72 residential lots
Sierra Estates	25 residential lots
Silverbrook	122 residential lots
Steeplechase	154 residential lots
The Residences at American River Canyon	17 residential lots
The Residences at ARC II Annexation	10 residential lots
Willow Creek East	747 residential lots
Willow Springs	<u>517</u> residential lots
Total	3,150

These Districts are assessed per Assessment Table 1, next page.



ASSESSMENT TABLE 1

Description	SFEs
Single Family Parcel	1.00
Non Assessed (e.g. open space, park land etc.)	0.00

Note: In 2006-07, a general case SFE rate was established for condominiums in districts in which the original Engineer's Report did not anticipate condominium development. This rate is 0.67 SFEs.

AMERICAN RIVER CANYON NORTH

There are 410.124 acres in American River Canyon North. There are 1006 residential lots and each one is assigned 1 benefit unit (SFE.) The 2.00 acres of currently undeveloped property is assigned 2.63 SFEs per acre from a rate determined at the time of formation of this district:

American River Canyon North properties are assessed per Assessment Table 2, below, as per the original formation documents:

ASSESSMENT TABLE 2

Description	SFEs
Single Family Parcel	1.00
Undeveloped Property, per acre	2.63
Non Assessed (e.g. open space, park land etc.)	0.00

AMERICAN RIVER CANYON NORTH No. 2

There are 130.805 acres in American River Canyon North No. 2. American River Canyon No. 2 lies completely within American River Canyon North. There are 161 residential lots and each one is assigned 1 benefit unit (SFE).

American River Canyon North No. 2 properties are assessed per Assessment Table 3, below, as per the original formation documents:

ASSESSMENT TABLE 3

Description	SFEs
Single Family Parcel	1.0000
Undeveloped Residential Property, per lot	0.3273
Non Assessed (e.g. open space, park land etc.)	0.0000

AMERICAN RIVER CANYON NORTH NO 3

There are 410.124 acres in American River Canyon North. There are 1006 residential lots. Each assessable parcel in the Assessment District receives a special and direct benefit from the improvements in the Assessment District. Since the Assessment District is comprised of residential single family improved properties and all properties have good proximity to the improvements, all assessable parcels within the Assessment District are estimated to benefit equally from the improvements associated with the Assessment District, and the costs associated with the improvements are apportioned equally to all parcels on the basis of



current or proposed dwelling units. Each parcel is assigned SFE units relative to the number of current or proposed dwelling units on the parcel.

The procedure used to arrive at each parcel's annual levy amount is:

BALANCE TO LEVY / TOTAL SFE BENEFIT UNITS IN DISTRICT = ASSESSMENT AMOUNT PER BENEFIT UNIT

There are three Zones of Benefit. In Zone A each parcel is assigned 1 benefit unit (SFE), in Zone B, each parcel is assigned 0.83 benefit unit (SFE) and Zone C each parcel is assigned 0.50 benefit unit (SFE.) Properties in Zone B and Zone C receive lower benefit units because they currently pay for common open space areas within their zone. In 2007, when the American River Canyon North District No. 3 was formed, an analysis of the associated landscaping improvements was performed to determine the relative benefit to each zone from this new assessment. It was estimated that Zone B receives 17% of the special benefit, and Zone C receives 50% of the special benefit. Therefore, the SFE units for Zone B and Zone C have been adjusted accordingly.

American River Canyon North properties are assessed per Assessment Table 4, below:

Description SFEs Zone A – Original ARCN Area 1.0000 Zone B – Canyon Falls Village Area 0.8300 Zone C – ARCN No. 2 Area 0.5000

ASSESSMENT TABLE 4

BROADSTONE

According to the Broadstone Landscaping and Lighting "Method of Spread," there are 895.301 assessable acres in Broadstone. Of these, 416.1455 acres are divided into 1,682 single family residential lots (4.2 lots per acre average) and 479.156 acres are divided into multi-family and commercial lots. The multi-family parcels are APN 0721070002 through APN 0721070100 are known as Bentley Square West (99 units); and APN 0721610001 through APN 072161053 are known as Bentley Square East (53 units). [In addition to these properties listed in the "Method of Spread," other multi-family complexes are also assessed, including Vessona, Sherwood, Haildon.] Although these projects were designed as single family small lot divisions, the density is consistent with the multi-family land use designation. These projects are consistent with both the Multi-Family Low Density General Plan Land Use Designation (MLD) and the Multi-Family zoning (R-M_PD) of the project site. There are 1530 single family residential lots and each one is assigned 1 SFEs. There are 312.555 developed, non-single family acres and each is assigned 2.1 SFEs per acre [This is the rate applied to commercial properties, as implicitly indicated in the Method of Spread]. (4.2 units * 0.5). Unrecorded single family residential lots are assigned .65 SFEs.



There are 134.387undeveloped, non-single family residential acres and each one with be assigned 0.704 SFEs per acre. (4.2 units *.0.5 * 0.335). There are 152 lots with Bentley Square East and West and each is assigned .0962 SFEs per lot.

Broadstone properties are assessed per Assessment Table 4, below, as per the original formation documents:

ASSESSMENT TABLE 4

Description	SFEs
Single Family Parcel	1.0000
Multi-Family Parcels, per unit	0.0962
Developed Non-Single Family, per acre	2.1000
Undeveloped Non-Single Family, per acre	0.7040
Non Assessed (e.g. open space, park land etc.)	0.0000

BROADSTONE NO. 3

There are 559.36 acres in Broadstone No. 3. Of these, 325 acres are single family residential lots (2.034 lots per acre average) and 11.48 acres are divided into multi-family residential and 26.93 acres are non-assessed for use as parks, open space, etc. There are 382 single family residential lots and each one is assigned 1 SFE. There are 28.09 developed, non-single family residential acres and each one is assigned 2.034 SFEs per acre. There are 283 undeveloped, single family lots and each one is assigned 0.326 SFEs. There are 171.71 undeveloped, non-single family residential acres and each one is assigned 0.326 x 2.034 SFEs.

Broadstone No.3 properties are assessed per Assessment Table 5, below, as per the original formation documents:

ASSESSMENT TABLE 5

Description	SFEs
Single Family Parcel	1.0000
Undeveloped Single Family Parcel	0.3260
Developed Non-Single Family, per acre	2.0340
Undeveloped Non-Single Family, per acre	0.6630
Non Assessed (e.g. open space, park land etc.)	0.0000

BROADSTONE No. 4

Residential

Certain residential properties in the Assessment District that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Detached or attached houses, zero-lot line houses and town homes are included in this category of single family residential property. If there is more than one single family detached dwelling on a parcel, it will be charged one SFE per single family detached dwelling.



Properties with more than one residential unit (other than parcels with more than one detached single family dwelling as described above) are designated as multi-family residential properties. These properties benefit from the Improvements in proportion to the number of dwelling units that occupy each property, the average number of people who reside in multi-family residential units versus the average number of people who reside in a single family home and the relative size of each type of residential dwelling unit. The population density factors for the area in Sacramento County encompassing the Assessment District, as depicted in the following table, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the area from the 2010 Census and dividing it by the total number of such households, finds that approximately 2.91 persons occupy each single family residence, whereas an average of 2.12 persons occupy each condominium. The ratio of 2.91 people on average for a single family residence and 2.12 people per dwelling unit in a condominium unit results in a population density equivalent of 0.73 for condominiums. Next, the relative building areas are factored into the analysis because special benefits are related to the average size of a property, in addition to average population densities. For a condominium, this calculation results in an SFE factor of 0.40 per dwelling unit. A similar calculation is used for the SFE Rates for other residential property types.

Commercial

SFE values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and the average commercial/industrial property. The SFE values for various commercial and industrial land uses are further defined by using average employee densities because the special benefit factors described previously can be measured by the average number of people who work at commercial/industrial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the "SANDAG Study") are used because these findings were approved by the State Legislature as being a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial and industrial property is 24.

In comparison, the average number of people residing in a single family home in the area is 2.91. Since the average lot size for a single family home in the Assessment District is approximately 0.20 acres, the average number of residents per acre of residential property is 14.55.

The employee density per acre is generally 1.65 times the population density of single family residential property per acre (24 employees per acre / 14.55 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a commercial/industrial property with 4.8 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 4.8 employees is the basis for allocating



commercial/industrial benefit. Table 2 below shows the average employees per acre of land area or portion thereof for commercial and industrial properties and lists the relative SFE factors per quarter acre for properties in each land use category.

Commercial and industrial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial and industrial property land area in excess of 5 acres is determined to be the SFE rate per quarter acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres.

Institutional properties that are used for residential, commercial or industrial purposes are also assessed at the appropriate residential, commercial or industrial rate.

Vacant

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to Improvements for developed property. The SFE factor for vacant/undeveloped parcels is 0.25 per parcel.

The benefit to undeveloped properties is determined to be proportional to the corresponding benefits for similar type developed properties, but at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to Improvements for developed property. An analysis of the assessed valuation data from the County of Sacramento found that approximately 25% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 25% of the benefits are related to the underlying land and 75% are related to the improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant/undeveloped parcels is 0.25 per parcel.

Other Properties

Article XIIID stipulates that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, public right-of-way parcels, well, reservoir or other water rights parcels, limited access open space parcels, watershed parcels and common area parcels typically do not generate employees, residents, customers or guests. Moreover, many of these parcels have limited economic value and, therefore, do not benefit from specific enhancement of property value. Such parcels are, therefore, not specially benefited and are not assessed.



In 2015, when the Broadstone No. 4 was formed, an analysis was performed of the associated lighting and landscaping improvements to determine the relative benefit to each zone from this new assessment. As a result, four Zones of Benefit were created within Broadstone No. 4. Parcels in Zone B are determined to receive 95.25% of the level of special benefit of those within Zone A, parcels in Zone C are determined to receive 93.87% of the level of special benefit of those within Zone A, and parcels in Zone D are determined to receive 92.23% of the level of special benefit of those within Zone A.

Broadstone No. 4 properties are assessed per Assessment Table 4, below:

ASSESSMENT TABLE 4

Description	SFEs
Single Family Parcel	1.00
Multi-Family Parcels, per unit (2 to 4 units)	0.27
Multi-Family Parcels, per unit (5+ units)	0.22
Condo	0.40
Mobile Home (separate lot)	0.20
Commercial, shopping center	0.50
Office	1.42
Vacant	0.25

BRIGGS RANCH

There are 642 residential lots and each one is assigned 1 benefit unit (SFE). Undeveloped residential parcels APN: 071-1190-007, 008, 010, 011 and 012 are assessed based on 2.2 SFEs per acre.

Briggs Ranch properties are assessed per Assessment Table 6, below, as per the original formation documents:

ASSESSMENT TABLE 6

Description	SFEs
Single Family Parcel	1.0000
Undeveloped Single Family, per acre	2.2000
Non Assessed (e.g. open space, park land etc.)	0.0000

FOLSOM HEIGHTS

There are 288 residential lots and each one is assigned 1 benefit unit (SFE.) APN 071-1050-050 is assessed 4.1 SFEs per acre.

Folsom Heights properties are assessed per Assessment Table 7, below, as per the original formation documents:

ASSESSMENT TABLE 7



Description	SFEs
Single Family Parcel	1.0000
Undeveloped Single Family, per acre	4.1000
Multi Family, per unit	0.5000
Non Assessed (e.g. open space, park land etc.)	0.0000

NATOMA STATION

There are 1272 single family residential lots and each one is assigned 1 SFEs. There are 94.99 acres of Commercial and each one is assigned .6299 SFEs per acre. There are 21.03 acres of Multi Family and each one is assigned 3.2337 SFEs per acre.

Natoma Station properties are assessed per Assessment Table 8, below, as per the original formation documents:

ASSESSMENT TABLE 8

Description	SFEs
Single Family Parcel	1.0000
Commercial outside of Lot X, per acre	0.6299
Commercial inside of Lot X, per acre	4.2487
Multi Family, per acre	3.2337
Non Assessed (e.g. open space, park land etc.)	0.0000

PRAIRIE OAKS RANCH

There are 856 residential lots and each one is assigned 1 benefit unit (SFE). There is one multi-family parcel and it is being assessed 57 SFEs. There is one proposed school site and it is being assessed 5.62 SFEs, or the cost of maintaining its' frontage.

Prairie Oaks Ranch properties are assessed per Assessment Table 9, below, as per the original formation documents:

ASSESSMENT TABLE 9

Description	SFEs
Single Family Parcel	1.0000
Proposed School Site, per parcel	5.6300
Multi Family, per unit	1.0000
Non Assessed (e.g. open space, park land etc.)	0.0000

WILLOW CREEK ESTATES SOUTH

There are 1102 residential lots in Village 1, 2, 3 (lots 41-93 and 155-165), 4-7 and 9A and each one is assigned 1 benefit unit (SFE.) There are 243 residential lots in Village 8 and 9b and each one is assigned 1.086 benefit unit (SFE). There are 64 residential lots in Village 3 (lots 41-93 and 155-165), and each one is assigned 1.256 benefit unit (SFE). There are 10 Lexington Business Park parcels and they are assessed at 0.618 SFEs per parcel. There are 3 Lexington Square parcels and they are assessed at 2.4710 SFEs per parcel.



Willow Creek Estates South properties are assessed per Assessment Table 10, below, as per the original formation documents:

ASSESSMENT TABLE 10

Description	SFEs
Single Family Parcel Village 1,2,3 (lots 41-93 and 155-165),4-7 and	1.0000
9A	
Single Family Parcel Village 8 and 9b	1.0870
Single Family Parcel Village 3 (lots 41-93 and 155-165)	1.2560
Business Park Parcel	0.6180
Commercial Parcel	2.4710
Non Assessed (e.g. open space, park land etc.)	0.0000

OTHER PROPERTY TYPES

Public right-of-way parcels, well, reservoir or other water rights parcels, limited access open space parcels, watershed parcels and common area parcels typically do not generate employees, residents, customers or guests. Moreover, many of these parcels have limited economic value and, therefore, do not benefit from specific Improvement of property value. Such parcels are, therefore, not specially benefited and are not assessed.



WHEREAS, the City of Folsom, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIIID of the California Constitution (collectively "the Act"), initiated the preparation of an Engineer's Report for the City of Folsom Landscaping and Lighting Districts;

WHEREAS, the City of Folsom directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Districts and an assessment of the estimated costs of the improvements upon all assessable parcels within the Districts, to which the description of said proposed improvements therein contained;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City of Folsom, hereby make the following assessment to cover the portion of the estimated cost of said improvements, and the costs and expenses incidental thereto to be paid by the Districts.

The amount to be paid for said improvements and the expense incidental thereto, to be paid by the City of Folsom Landscaping and Lighting Districts for the fiscal year 2018-19 is generally as follows:

Summary Cost Es	timates
Improvement Costs Incidental Costs Other Costs	\$1,862,936.13 \$356,251.98 \$789.937.00
Total Improvement Costs	\$3,009,125.11

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said City of Folsom Landscaping and Lighting Districts. The distinctive number of each parcel or lot of land in the said City of Folsom Landscaping and Lighting Districts is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion said net amount of the cost and expenses of said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said City of Folsom Landscaping and Lighting Districts, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.



The assessments are made upon the parcels or lots of land within the City of Folsom Landscaping and Lighting Districts in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

The assessments are subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Area for Sierra Estates, The Residences at American River Canyon, The Residences at American Canyon II Annexation to the Residences at American River Canyon, Cobble Ridge, Broadstone 3, and Natoma Valley, Willow Creek Estates East No. 2, Prospect Ridge with a maximum annual adjustment not to exceed 4%. American River Canyon North 3, Blue Ravine No. 2 and Folsom Heights No. 2 are subject a maximum annual adjustment not to exceed 3%.

The following Landscaping and Lighting District that are eligible for a CPI increase proposes assessments for fiscal year 2018-19 at the following rates. Blue Ravine Oaks No. 2, Folsom Heights No. 2, Natoma Valley, Prospect Ridge and Sierra Estates are equal to the maximum authorized assessment rate.

Landscaping and Lighting District	Maximum Authorized Rate
Blue Ravine Oaks No. 2	\$205.08
Folsom Heights No. 2 Zones A & B	\$202.31
Natoma Valley	\$856.37
Prospect Ridge	\$1,074.97
Sierra Estates	\$363.68

The remaining proposed assessments for the other Districts that are eligible for the CPI increase will be assessed at the rate used in fiscal year 2017-18, but are less than the maximum authorized rates.

Silverbrook is subject to an annual assessment for \$132.32. However, there will be a credit in 2018-19 due to sufficiency of fund balance for current maintenance needs.

On April 9, 2013 by Resolution No. 9137, the Fieldstone Meadows Landscaping and Lighting District was dissolved. The City will no longer be responsible for maintain the improvements nor providing services within the Fieldstone Meadows Landscaping and Lighting District.

Union Square a benefit zone of Natoma Station will be maintained and serviced by their Home Owner's Association and has not been levied since fiscal year 2009-10.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Sacramento for the fiscal year 2018-19. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.



I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2018-19 for each parcel or lot of land within the said City of Folsom Landscaping and Lighting Districts.

Dated: May 15, 2018

Engineer of Work

John W. Bliss, License No. C52091



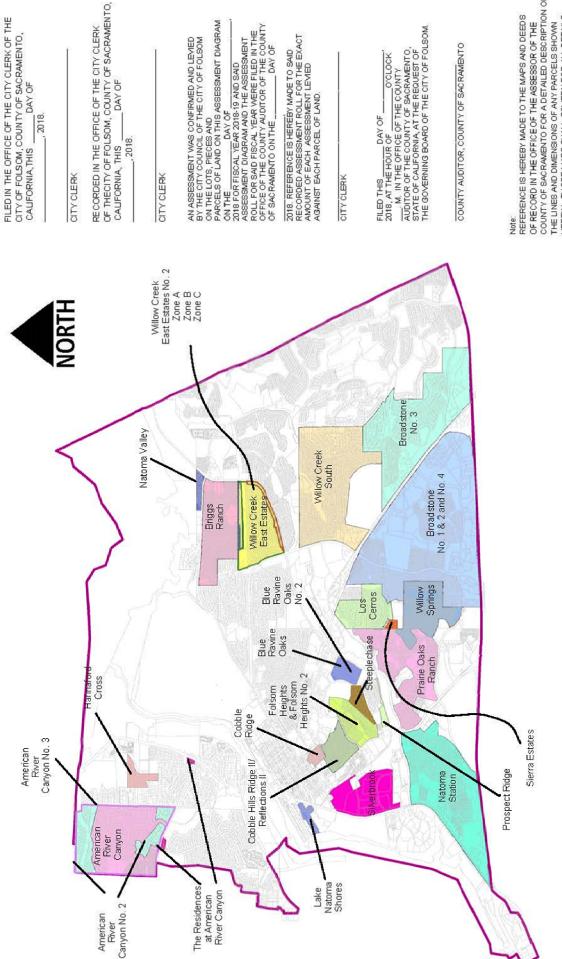
ASSESSMENT DIAGRAM

The boundaries of the City of Folsom Landscaping and Lighting Districts are displayed on the following Assessment Diagram.

The specific lines and dimensions of each lot or parcel are on file at the City.



LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS ASSESSMENT DIAGRAM



DAY OF

2018.

CITY OF FOLSOM CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. COUNTY OF SACRAMENTO FOR A DETAILED DESCRIPTION OF HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN EACH PARECLIS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSORS'S PARCEL NUMBER.

The attached budgets for Fiscal Year 2018-19 are included for each of the Districts.

CATEGORY DESCRIPTIONS

FUND BALANCE CALCULATION:

This calculation determines funds available in a district. This calculation includes the included funds remaining after being allocated to the estimated reserve.

ESTIMATED RESERVES

Estimated Reserve to finance approximately 6 months of the following year: This is approximately 45% of the operating and incidental costs of a Landscaping and Lighting District to fund the operations until collected revenue is received from the County.

SHORT-TERM INSTALLMENTS

Funds listed here are monies collected in prior years and set aside for future proposed improvements projected to be completed within the next five years.

LONG-TERM INSTALLMENTS

Funds listed here are monies collected in prior years and set aside for future proposed improvements projected to be completed within five to thirty years.

IMPROVEMENT COSTS

GENERAL MAINTENANCE COSTS

- Scheduled: monthly landscape maintenance and service
- Unscheduled: unscheduled but potential costs for repairs (i.e. broken sprinklers and irrigation systems), replacements (i.e. remove and replace dead tree or irrigation controller), and other services (i.e. repair fence post or treat for a specific pest) not included in monthly maintenance and service costs
- Streetlights: repair and replace bulbs and ballasts in streetlights

SERVICE COSTS

- Electrical: electric costs for streetlight maintenance and power to irrigation controllers
- Water: water costs to irrigate landscaping

CURRENT YEAR IMPROVEMENT PROJECTS

Funded improvements planned to occur in the upcoming fiscal year

INCIDENTAL COSTS

Professional Services: consultant cost for Engineer's Report and Improvement Plan



- Contract Services: other contracts or professional services such as backflow testing (yearly tests), vector control, graffiti removal, and streetlight pole replacement
- Publications/Mailings/Communications: yearly notices in public hearings, mailings to Advisory Committee Members, and telephone expenses
- Staff: Landscaping and Lighting District Manager and/or inspector, clerical support, and/or other city staff.
- Overhead: General overhead (Landscaping and Lighting Districts' share of general overhead categories such as City Clerk, City Attorney, City Manager, etc.) and Department overhead (Landscaping and Lighting Districts' share of department overhead categories such as City Attorney, City Clerk and Finance Dept. Costs).
- County Auditor Fee: Per Parcel Fee charged by County to put levy on tax bills

TOTAL IMPROVEMENT COSTS

This is the total of all improvement costs budgeted for the upcoming year. This cost includes current improvements that are funded by fund balance monies. Fund balance monies are monies that have been collected in prior years in anticipation of being used for specific improvements and/or intended for replacement or improvement of capital items within a district.

ASSESSMENT TO PROPERTY (CURRENT)

This calculation takes the number of single-family equivalent benefit units and multiplies it by the amount that each property within a district is will be assessed for the upcoming year. This is the total assessment amount that will be generated by the properties within the District.

DISTRICT BALANCE

The purpose of this calculation is to describe all costs expected to occur in the upcoming year, any installments being collected as part of the upcoming year's assessment and contributions from other sources. The outcome of the calculation is the total assessment for the district. A surplus would be applied and/or credited to the upcoming year's assessment. If there are insufficient funds in the fund balance to cover the 6-month reserve, or the current and/or proposed improvements, then a deficit would exist. A deficit generally indicates that an increase in assessment may be necessary (requiring voter approval with a simple majority), however there may be a one-time reason for the deficit and an increase may not be necessary. Deficit situations are reviewed and analyzed on a case-by-case basis.

NET ASSESSMENT CALCULATION

This calculation determines the net assessment after the surplus or deficit is factored into the calculation. If a deficit exists, the net assessment will indicate that the assessment for the district might be too low. If a surplus exists, the net assessment will indicate that the assessment for the district might be too high. Any increased adjustments require voter approval (simple majority).



ALLOCATED NET ASSESSMENT TO PROPERTY

This calculation takes the net assessment for the district that was calculated above (i.e. factoring in a surplus or deficit) and divides it by the number of single-family equivalent benefit units. The outcome of the calculation is the total allocated net assessment per single-family equivalent benefit unit. This calculation is generally the same as the allocated assessment however if there is a deficit it will indicate the revised amount that would be required to eliminate the deficit. Conversely if there is a surplus the calculation would show the amount that the assessment could be reduced by and still cover the anticipated costs for current and future years.

COMPARISON OF NET ASSESSMENT AND ASSESSMENT

Shows a comparison of the net assessment and the current assessment and indicates a per parcel deficit or surplus.



		American River North Landscaping and Fund 253 2018-19	Lighting District	
				Total Budget
		ance Calculation rting Fund Balance (as of April 2018)	\$211,486.00	
		imated Reserve to finance approx. first 6 months of 18-19	(\$46,981.82)	
	Ava	ilable Funds	,	\$164,504.18
Impro	ven	nent Costs		
	Gen	neral Maintenance Costs		
	1.	Scheduled	\$0.00	
	2. 3.	Unscheduled* Streetlights*	\$0.00 \$1,000.00	
		-	*-,	
	Ser 4.	vice Costs Electrical*	\$10,000.00	
	5.	Water*	\$12,000.00	
	Cur	rent Year Improvement Projects		
		Santa Juanita Path and Landscape	\$35,000.00	
		Cohiefel of Herm /	625 000 00	
		Subtotal of Item 6 Subtotal	\$35,000.00	\$58,000.00
	ntal 7.	Costs Professional Services (Engineer's Report and IP)	\$0.00	
	8.	Contract Services (all other contracts and services)*	\$0.00	
	9.	Publications/Mailings/Communications Staff	\$0.00	
		Starr Overhead	\$0.00 \$2,343.00	
		County Auditor Fee	\$593.54	
		Subtotal		\$2,936.54
		Total Improvement Costs ent to Property (Current) essment per Single Family Equivalent	\$102.94	\$60,936.54
	Ass Sing	ent to Property (Current)	\$102.94 1,022	\$60,936.54 \$105,204.68
	Ass Sing Tota	ent to Property (Current) essment per Single Family Equivalent ple Family Equivalent Benefit Units		
Install	Ass Sing Tota	ent to Property (Current) essment per Single Family Equivalent gle Family Equivalent Benefit Units al Assessment nt Costs (see installment Plan and Summary next page)	1,022	
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<u>Install</u>	Ass Sing Tota Sho Lon Sho Lon Tota	ent to Property (Current) essment per Single Family Equivalent ple Family Equivalent Benefit Units al Assessment nt Costs (see installment Plan and Summary next page) rt-Term Installment Plan (previously collected) rt-Term Installment Plan (previously collected) rt-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs	\$0.00 \$14,695.00 \$0.00	\$105,204.68
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<u>Install</u>	Ass Sing Tota Sho Lon Sho Lon Tota Tota Tota	essment per Single Family Equivalent ple Family Equivalent Benefit Units al Assessment Int Costs (see installment Plan and Summary next page) rt-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) rt-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs Subtotal Il Assessment to property Il Mayorement Costs Subtotal Il Available Funds Total Funds Il Installment Costs Installment Costs Il Installment Costs	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68
<u>Install</u>	Ass Sing Tota Sho Lon Sho Lon Tota Tota Tota	ent to Property (Current) essment per Single Family Equivalent gle Family Equivalent Benefit Units al Assessment nt Costs (see installment Plan and Summary next page) urt-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) urt-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs alance Il Assessment to property Il Improvement Costs Subtotal I Available Funds Total Funds I Installment Costs	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,266.14 \$164,504.18 \$208,772.32 (\$14,965.00)	\$105,204.68
<u>Install</u>	Ass Sing Tota Sho Lon Sho Lon Tota Tota Tota Tota	essment per Single Family Equivalent ple Family Equivalent Benefit Units al Assessment Int Costs (see installment Plan and Summary next page) rt-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) rt-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs Subtotal Il Assessment to property Il Mayorement Costs Subtotal Il Available Funds Total Funds Il Installment Costs Installment Costs Il Installment Costs	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68
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District Net As	Ass Sing Tota Sho Lon Sho Lon Tota Tota Tota Tota Con Dist	essment to Property (Current) essment per Single Family Equivalent gle Family Equivalent Beneft Units al Assessment nt Costs (see installment Plan and Summary next page) rt-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) rt-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs aliance al Assessment to property al Improvement Costs Subtotal al Available Funds Total Funds al Installment Costs tributions from other sources Net Balance trict Balance (surplus is +; deficit is ())	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68
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District Alloca	Ass Sing Tota Sho Lon Sho Lon Tota Tota Tota Tota Con Dist	essment to Property (Current) essment per Single Family Equivalent gle Family Equivalent Benefit Units al Assessment nt Costs (see installment Plan and Summary next page) rt-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) rt-Term installment Plan (collected this year) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs alance Il Assessment to property al Available Funds Total Funds al Installment Costs Subtotal Available Funds Total Funds Il Installment Costs Net Balance rirct Balance (surplus is +: deficit is ()) ssment Calculation essment plus or Deficit (surplus is subtracted; deficit is added) Assessment Net Assessment to Property Assessment	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68 \$14,695.00 \$194,077.32 \$105,204.68 \$194,077.32
Distric	Ass Sing Tota Sho Long Sho Long Tota Tota Tota Tota Con Dist	essment per Single Family Equivalent gle Family Equivalent Benefit Units al Assessment Int Costs (see installment Plan and Summary next page) out-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs aliance al Assessment to property al Mayers of the Assessment to property all Available Funds Total Funds al Installment Costs Net Balance rict Balance (surplus is +: deficit is (t)) assessment blus or Deficit (surplus is subtracted; deficit is added) Assessment ly Equivalent Benefit Units	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68 \$14,695.00 \$14,695.00 \$194,077.32 \$105,204.68 (\$194,077.32) (\$88,872.64) (\$88,872.64)
Distric	Ass Sing Tota Sho Long Sho Long Tota Tota Tota Tota Con Dist	essment to Property (Current) essment per Single Family Equivalent gle Family Equivalent Benefit Units al Assessment nt Costs (see installment Plan and Summary next page) rt-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) rt-Term installment Plan (collected this year) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs alance Il Assessment to property al Available Funds Total Funds al Installment Costs Subtotal Available Funds Total Funds Il Installment Costs Net Balance rirct Balance (surplus is +: deficit is ()) ssment Calculation essment plus or Deficit (surplus is subtracted; deficit is added) Assessment Net Assessment to Property Assessment	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68 \$14,695.00 \$14,695.00 \$194,077.32 \$105,204.68 \$194,077.32 \$88,872.64)
District Alloca	Ass Sing Total Intel Int	essment per Single Family Equivalent gle Family Equivalent Benefit Units al Assessment Int Costs (see installment Plan and Summary next page) out-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs aliance al Assessment to property al Mayers of the Assessment to property all Available Funds Total Funds al Installment Costs Net Balance rict Balance (surplus is +: deficit is (t)) assessment blus or Deficit (surplus is subtracted; deficit is added) Assessment ly Equivalent Benefit Units	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68 \$14,695.00 \$14,695.00 \$194,077.32 \$105,204.68 (\$194,077.32) (\$88,872.64) (\$88,872.64)
Districe Net As	Assissing the state of the stat	essment to Property (Current) essment per Single Family Equivalent gle Family Equivalent Benefit Units al Assessment Int Costs (see installment Plan and Summary next page) int-Term Installment Plan (previously collected) g-Term Installment Plan (previously collected) g-Term Installment Plan (collected this year) g-Term Installment Plan (collected this year) al Installment Costs alance al Assessment to property al Improvement Costs Sublotal al Available Funds Total Fun	\$0.00 \$14,695.00 \$0.00 \$0.00 \$0.00 \$105,204.68 (\$60,936.54) \$44,268.14 \$208,772.32 (\$14,695.00) \$0.00	\$105,204.68 \$14,695.00 \$14,695.00 \$194,077.32 \$105,204.68 (\$194,077.32) (\$88,872.64) (\$88,872.64)



AMERICAN RIVER CANYON NORTH - INSTALLMENT SUMMARY

District:	American River	Canyon North						
Fiscal Year:	2018-19							
risour rour.	2010 17							
Fund Balance (2018)	\$211,486							
Short Term Install	ment Summary							
								Approx.
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Total Required
Froject	Installment	Collections	2014	2015	2016	2017	2018	Required
		000000		2070				
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installi	ment Summary							
								A
								Approx. Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
,	Installment	Collections	2014	2015	2016	2017	2018	
NA	\$4.000	044.005	00	**	***	2	2	#50.000
Waterfall Pond Liner (concrete and other)	\$1,200	\$14,695	\$0	\$0	\$0	0	0	\$50,000
(concrete and other)								
Totals:	\$1,200	\$14,695	\$0	\$0	\$0	0	0	\$50,000

City of Folsom
American River Canyon North No. 2 Landscaping and Lighting Distric
Fund 270 - lights Only
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$147,197.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$5,551.82)	
Available Funds		\$141,645.18

1.	seral Maintenance Costs Scheduled	20.00	
1. 2.	Unscheduled	\$0.00	
2. 3.		\$0.00	
3.	Streetlights	\$1,000.00	
Sen	vice Costs		
4.	Electrical	\$1,500.00	
5.	Water	\$0.00	
	rent Year Improvement Projects		
6.	LED evaluation and change-out	\$50,000.00	
	Subto	otal of Item 6 \$50,000.00	
	Subtotal		\$52,500.00
cidental	I Costs		
7.	Professional Services (Engineer's Report a	nd IP) \$0.00	
8.	Contract Services (all other contracts and se	ervices) \$0.00	
9.	Publications/Mailings/Communications	\$0.00	
10.	Staff	\$0.00	
11.	Overhead	\$451.00	
12.	County Auditor Fee	\$94.40	
	Subtotal		\$545.40
	Total Improvement Costs		\$53,045.40

Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$77.70	
Single Family Equivalent Benefit Units	160	
Total Assessment	_	\$12,432.00

Iment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$139,688.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$16,000.00	
Total Installment Costs	-	\$155,688

District Balance	
Total Assessment	\$12,432.00
Total Improvement Costs	(\$53,045.40)
Subtotal	(\$40,613.40)
Total Available Funds	\$141,645.18
Total Funds	\$101,031.78
Total Installment Costs	(\$155,688.00)
Contributions from other sources	\$0.00
Net Balance	(\$54,656.22)
District Balance (surplus is +; deficit is ())	(\$54,656.22)

Assessment	\$12,432.00
Surplus or Deficit (surplus is subtracted; deficit is added)	\$54,656.22
Net Assessment	\$67,088.22
ported Not Assessment to Droporty	
cated Net Assessment to Property	
cated Net Assessment to Property Net Assessment	\$67,088.22
<u> </u>	\$67,088.22 160

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$419.30)
Allocated Assessment to Property	\$77.70
Per Parcel Surplus (+) or Deficit (-)	(\$341.60)
*Funds from fund balance	



AMERICAN RIVER CANYON NORTH No. 2 - INSTALLMENT SUMMARY

District:	American River C	Canyon North #2		(lights)				
Fiscal Year:	2018-19							
Fund Balance (2018)	\$147,197							
Short Term Installn	nent Summary							
								Approx.
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Total Required
Froject	Installment	Collections	2014	2015	2016	2017	2018	Required
						-		
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installn	nent Summary							
Long Term matanin	lent Summary							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Paint light poles (approx. 250 poles)	\$4,000	\$49,587	\$0	\$4,000	\$4,000	\$4,000	\$4,000	\$60,000
(approx. 250 poles)								
Pole Replacement	\$12,000	\$42,101	\$0	\$12,000	\$12,000	\$12,000	\$12,000	\$240,000
	+							
Totals:	\$16,000	\$91,688	\$0	\$16,000	\$16,000	\$16,000	\$16,000	\$300,000
iotais.	\$10,000	\$71,088	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$300,000

City of Folsom
American River Canyon North No. 3 Landscaping and Lighting District
Fund 275
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$819,321.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$88,680.19)	
Available Funds		\$730,640.81

	eral Maintenance Costs		
1.	Scheduled	\$27,945.00	
	Unscheduled	\$22,500.00	
3.	Streetlights	\$2,000.00	
	vice Costs		
4.	Electrical	\$0.00	
5.	Water	\$0.00	
Curr	rent Year Improvement Projects		
6.	Waterfall and Infrastructure Repair	\$125,000.00	
7.	Landscape and Lighting at Waterfall	\$35,000.00	
	Subtotal	\$125,000.00	
	Subtotal	•	\$177,445.0
idental	Costs		
8.	Professional Services (Engineer's Report and IP)	\$1,000.00	
9.	Contract Services (all other contracts and services)	\$3,100.00	
10.	Publications/Mailings/Communications	\$250.00	
11.	Staff	\$14,157.00	
12.	Overhead	\$4,507.00	
13.	County Auditor Fee	\$541.36	
	Subtotal	-	\$23,555.3

Assessment per Single Family Equivalent	\$216.42	
Single Family Equivalent Benefit Units	917.56	

Short-Term Installment Plan (previously collected)	\$142,000.00	
Long-Term Installment Plan (previously collected)	\$503,350.00	
Short-Term Installment Plan (collected this year)	\$14,000.00	
Long-Term Installment Plan (collected this year)	\$44,225.00	

Total Assessment	\$198,578.34
Total Improvement Costs	(\$201,000.36)
Subtotal	(\$2,422.03)
Total Available Funds	\$730,640.81
Total Funds	\$728,218.79
Annual Installment (collected this year)	(\$703,575.00)
Contributions from other sources	\$0.00
Net Balance	\$24,643.79
District Balance (surplus is +; deficit is ())	\$24.643

Assessment	\$198,578.34
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$24,643.79
Net Assessment	\$173,934.55

ocated Net Assessment to Property	
Net Assessment	\$173,934.55
Single Family Equivalent Benefit Units	918
Allocated Net Assessment to Property	\$189.56

Allocated Net Assessment to Property	(\$189.56
Allocated Assessment to Property	\$216.42
Per Parcel Surplus (+) or Deficit (-)	\$26.86



AMERICAN RIVER CANYON NORTH NO. 3 - INSTALLMENT SUMMARY

District:	American Rive	er Canyon No	rth #3					
Fiscal Year:	2018-19							
Fund Balance (2018)	\$819,321							
Short Term Installment Sum	mary							Approx.
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Total Required
110,000	Installment	Collections	2014	2015	2016	2017	2018	rtoquilou
Irrigation Controller Upgrade-centralize	\$4,000	\$12,000	2000	4000	4000	4000	4000	\$20,000
(5 controllers)								
Tree & landscape improvements	\$5,000	\$13,000	2000	5000	5000	5000	5000	\$25,000
(or replacement) Signage Replacement	\$2,000	\$6,000	1000	3000	3000	3000	3000	\$60,000
Sidewalk repair (ARC/Oak Ave.)	\$5,000	\$9,000	2000	2000	2000	2000	2000	\$5,000
Mystic Hills replace missing	\$4,000	\$8,000	0	0	0	0	0	\$20,000
landscape								
Santa Juanita landscaping and irrigation	\$25,000	\$45,000	0	0	0	0	0	\$50,000
Totals:	\$45,000	\$93,000	\$7,000	\$14,000	\$14,000	\$14,000	\$14,000	\$180,000
Long Term Installment Sumi	mary							
								Approx.
Desirat	V	Deine Venne	V 1	V 0 F	V F 10	V 10 00	V 20 20	Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Years 2-5 2015	Years 5-10 2016	Years 10-20 2017	Years 20-30 2018	Required
Irrigation Controller	\$4,000	\$48,000	8000	8000	8000	8000	8000	\$60,000
Upgrade-centralize (15 controllers)								
Waterfall Pump Replacement	\$1,000	\$6,450	2225	2225	2225	2225	2225	\$20,000
Waterfall Rock Repair	\$1,000	\$6,000	2000	2000	2000	2000	2000	\$10,000
Waterfall Electrical Updates	\$1,000	\$6,000	2000	2000	2000	2000	2000	\$15,000
Baldwin Dam Path Repair	\$5,000	\$30,000	10000	10000	10000	10000	10000	\$50,000
Landscape removal/replacement (throughout district)	\$5,000	\$30,000	10000	10000	10000	10000	10000	\$150,000
ARC Drive/Canyon Falls	\$20,000	\$100,000	30000	5000	5000	5000	5000	\$135,000
(Cascade perimeter), landscape, remove/replace trees,mow strip	\$20,000	φ100,000	30000	5000	5000	5000	5000	\$135,000
Main Walking Trail landscaping, irrigation, stairs, clean-up	\$10,000	\$60,000	20000	5000	5000	5000	5000	\$150,000
Totals:	\$47,000	\$286,450	\$84,225	\$44,225	\$44,225	\$44,225	\$44,225	\$590,000
								
¹ Fence will not be funded through L& ² Project Completed	L District							
Project Completed	+							

	City of Folsom Blue Ravine Oaks Landscaping and Liq Fund 250 2018-19	ghting District	
	2010-19		Tatal Budget
und Balar	nce Calculation		Total Budget
	ing Fund Balance (as of April 2018) nated Reserve to finance approx. first 6 months of 18-19	\$107,000.00 (\$16,107.53)	
	able Funds	(\$10,107.00)	\$90,892.47
Avaii	able Fullus		\$90,092.47
mproveme	ent Costs		
Gene	eral Maintenance Costs		
	Scheduled Unscheduled	\$0.00 \$11,930.00	
_	Streetlights	\$11,930.00 \$510.00	
	-		
	ice Costs Electrical	\$1,200.00	
	Water	\$5,665.00	
	ent Year Improvement Projects No Planned Projects	\$0.00	
0.	No Figure 1 10,000	ψ0.00	
	Subtotal of Item 6	\$0.00	
	Subtotal		\$19,305.00
ncidental	Costs		
	Professional Services (Engineer's Report and IP)	\$1,000.00 \$3,100.00	
o. 19.	Contract Services (all other contracts and services) Publications/Mailings/Communications	\$3,100.00	
10.	Staff	\$0.00	
	Overhead	\$1,451.00	
12.	County Auditor Fee	\$97.35	
	Subtotal	•	\$5,898.35
	Total Improvement Costs	•	\$25,203.35
Assessmer	nt to Property (Current)		
Asse	nt to Property (Current) ssment per Single Family Equivalent	\$218.60 165	
Asse Singl	nt to Property (Current)	\$218.60 165	
Asse Singl Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment		
Asse Singl Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page)	165	
Asse Singl Total nstallmen	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page)	\$7,000.00	
Asse Singl Total nstallmen	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page)	165	
Asse Singl Total nstallmen Short Long Short Long	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Ferm Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year)	\$7,000.00 \$82,241.00	\$36,069.00
Asse Singl Total nstallmen Short Long Short Long	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) E-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) E-Term Installment Plan (collected this year)	\$7,000.00 \$82,241.00 \$1,000.00	\$36,069.00
Asse Singl Total Installment Short Long Short Long Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page) ETerm Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00	\$36,069.00
Asse Singl Total nstallmen Short Long Short Long Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment It Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00	\$36,069.00
Asse Singl Total nstallmen Short Long Total District Bal Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page) ETerm Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00	\$36,069.00
Asse Singl Total Installmeni Short Long Short Long Total Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs lance Assessment Improvement Costs Subhotal Available Funds	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 (\$25,203.35) \$10,865.65	\$36,069.00
Asse Singl Total Installmen Short Long Short Long Total Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page) Frem Installment Plan (previously collected) Frem Installment Plan (collected this year) Frem Installment Plan (collected this year) Installment Costs lance Assessment Improvement Costs Subbtal	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$25,203.35 \$10,865.65 \$90,892.47 \$101,758.12	\$36,069.00
Asse Singli Total Installment Short Long Short Long Total Total Total Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs Subotal Available Funds Total Funds Installment Cost	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00
Asse Singli Total Installment Short Long Short Long Total Total Total Total	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment t Costs (see installment Plan and Summary next page) Eterm Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) Installment Costs lance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$0.00 \$36,069.00 \$25,203.35 \$10,865.65 \$90,892.47 \$1017.78.12 \$90,241.00	\$36,069.00
Asse Singl Total Installment Short Long Short Long Total Total Total Total Total Total	nt to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs Subotal Available Funds Total Funds Installment Cost	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12
Asse Singl Total Installment Short Long Short Long Total	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Frem Installment Plan (previously collected) Frem Installment Plan (collected this year) Frem Installment Plan (collected this year) Installment Costs Installment Costs Installment Costs Sub total Available Funds Total Funds Installment Cost Sub total National Summary (Summary Next Page 1) Installment Costs Sub total Available Funds Total Funds Installment Cost Sub Balance (surplus is +; deficit is ())	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00
Assessingly Total Installment Short Long Short Long Total	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Frem Installment Plan (previously collected) Frem Installment Plan (collected this year) Frem Installment Plan (collected this year) Installment Costs Installment Costs Substall Available Funds Total Funds Installment Cost Substall Available Funds Total Funds Installment Cost Net Balance	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00
Asse Singl Total Installment Short Long Short Long Total Total Total Total Total Total Total Total Contr District Assess Asse Surpl	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Eterm Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) Installment Costs Installment Costs Installment Costs Subtotal Available Funds Total Funds Installment Cost	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00 (\$11,517.12
Asse Singl Total Installment Short Long Short Long Total Total Total Total Total Total Total Total Contr District Assess Asse Surpl	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) ETerm Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs Subtotal Available Funds Total Funds Installment Cost ibutions from other sources Net Balance ict Balance (surplus is +; deficit is ()) sment Calculation ssment	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00 (\$11,517.12
Assessurple Assess	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Eterm Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) Installment Costs Installment Costs Installment Costs Subtotal Available Funds Total Funds Installment Cost	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00
Asses Singl Total Installment Short Long Short Long Total Total Total Total Total Contr District Assess Surpl Net A	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00 (\$11,517.12 \$24,551.88
Assessingly Total Installment Short Long Short Long Total Total Total Total Total Total Total Total Assessing Assessing Assessing Net A	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Eterm Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) Installment Costs Iance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost ibutions from other sources Net Balance ict Balance (surplus is +; deficit is ())	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00 (\$11,517.12 \$24,551.88 \$24,551.88
Assessingly Total Installment Short Long Short Long Total Total Total Total Total Total Total Total Assessing Assessing Assessing Net A	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00 (\$11,517.12 \$24,551.88
Asse Singl Total Installment Short Long Short Long Total Total Total Total Total Contr District Basess Asse Surpl Net A Singl Allocated I	In to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Eterm Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Costs Installment Costs Installment Costs Subtotal -Available Funds -Total Funds -	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00 (\$11,517.12 \$24,551.88 \$24,551.88
Assessingly Total Installment Short Long Short Long Total Total Total Total Total Total Total Assessingly Assessingly Net A	Int to Property (Current) ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Eterm Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) Installment Costs Iance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost ibutions from other sources Net Balance ict Balance (surplus is +; deficit is ())	\$7,000.00 \$82,241.00 \$1,000.00 \$0.00 \$36,069.00 \$25,203.35) \$10,865.65 \$90,892.47 \$101,758.12 \$90,241.00) \$0.00	\$36,069.00 \$90,241.00 \$11,517.12 \$36,069.00 (\$11,517.12 \$24,551.88 \$24,551.88



BLUE RAVINE OAKS - INSTALLMENT SUMMARY

District:	Blue Ravine Oak	s (The Shores)						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$107,000							
Short Term Installment Sum	mary							
								Approx. Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
,	Installment	Collections	2014	2015	2016	2017	2018	
Tree Removal/Replacement (Blue Ravine Road)	\$1,000	\$3,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$35,000
Totals:	\$1,000	\$3,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$35,000
Long Term Installment Sum	mary							
zong rom motamion cam								
								Approx.
Desired	Va a sh :	Deine Veren	V 4	V 0.5	V F 40	V 40 00	V 00 20	Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Years 2-5 2015	Years 5-10 2016	Years 10-20 2017	Years 20-30 2018	Required
Fence Replacement on	\$1,200	\$38,241	\$0	\$0	\$0	\$0	\$0	\$65,000
Riley or Fence Upgrade	ψ1,200	\$00,E41	Ψυ	Ψ	Ψ	Ψ	Ψ	ψου,σσσ
Tree Removal/Replacement	\$2,500	\$16,500	\$0	\$0	\$0	\$0	\$0	\$80,000
Tree removas replacement	\$2,000	ψ10,000	ΨŪ	Ψ	Ψ	Ψ	Ψ	ψου,σου
Blue Ravine Wall Repair	\$5,000	\$20,000	\$0	\$0	\$0	\$0	\$0	\$130,000
Irrigation Upgrades/replacements	\$2,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Signage Replacement	\$500	\$1,500	\$0	\$0	\$0	\$0	\$0	\$4,000
Totals:	\$11,200	\$82,241	\$0	\$0	\$0	\$0	\$0	\$289,000

	Blue Ravine Oaks No. 2 Landscaping and Fund 278 2018-19		
			Total Budget
	ance Calculation	£440,400,00	
	ting Fund Balance (as of April 2018) mated Reserve to finance approx. first 6 months of 18-19	\$142,100.00 (\$15,111.31)	
Avai	lable Funds		\$126,988.69
Improvem	ent Costs		
	eral Maintenance Costs		
	Scheduled	\$7,452.00	
	Unscheduled Streetlights	\$0.00 \$0.00	
	ice Costs Electrical	\$0.00	
5.	Water	\$0.00	
Curr	ent Year Improvement Projects		
	Debt Repayment to Measure A	\$16,000.00	
	Subtotal of Item 6	\$16,000.00	
	Subtotal	,	\$23,452.00
Incidental			
	Professional Services (Engineer's Report and IP) Contract Services (all other contracts and services)	\$0.00 \$0.00	
9.	Publications/Mailings/Communications	\$0.00	
10.	Staff Overhead	\$3,763.00 \$436.00	
	County Auditor Fee	\$97.35	
	Subtotal		\$4,296.35
Assessme	Total Improvement Costs ent to Property (Current)	\$205.08	\$27,748.35
Assessme Asse Singl	Total Improvement Costs	\$205.08 165	
Assessme Asse Singl	Total Improvement Costs ent to Property (Current) assment per Single Family Equivalent te Family Equivalent Benefit Units		\$27,748.35
Assessme Asse Singl Tota	Total Improvement Costs ent to Property (Current) assment per Single Family Equivalent te Family Equivalent Benefit Units	165	\$27,748.35
Assessme Asse Singl Tota Installmen Shor	Total Improvement Costs ent to Property (Current) ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment et Costs (see installment Plan and Summary next page). t-Term Installment Plan (previously collected)	\$1,000.00	\$27,748.35
Assessme Asse Singl Tota Installmen Shor Long	Total Improvement Costs ent to Property (Current) essment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page)	165	\$27,748.35
Assessme Asse Singl Tota Installmen Shor Long Shor	Total Improvement Costs ant to Property (Current) ssment per Single Family Equivalent te Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year)	\$1,000.00 \$44,800.00	\$27,748.35
Assessme Asses Singl Tota Installmen Shor Long Shor	Total Improvement Costs ent to Property (Current) ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment et Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected)	\$1,000.00 \$44,800.00 \$0.00	\$27,748.35
Assessme Asse Singl Tota Installmen Shor Long Shor Long Tota	Total Improvement Costs ant to Property (Current) assement per Single Family Equivalent le Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) Installment Costs	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00	\$27,748.35
Assessme Asse Singl Tota Installmen Shor Long Shor Long Tota	Total Improvement Costs ent to Property (Current) essment per Single Family Equivalent to Family Equivalent Be Family Equivalent I Assessment et Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) Term Installment Plan (collected this year) I Installment Costs	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00	\$27,748.35
Assessme Asse Singl Tota Installmen Shor Long Shor Long Tota District Ba	Total Improvement Costs ant to Property (Current) assment per Single Family Equivalent a Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) Installment Costs alance I Assessment I Improvement Costs Subtotal	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,089.85	\$27,748.35
Assessme Asses Single Tota Installmen Shor Long Shor Long Tota District Ba Total Total	Total Improvement Costs ant to Property (Current) ssment per Single Family Equivalent to Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) t-Term Installment Plan (collected this year) I Installment Costs	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00	\$27,748.35
Assessme Assessme Assessme Singiple Tota Installmen Shor Long Tota Total Total Total	Total Improvement Costs ant to Property (Current) assment per Single Family Equivalent a Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) t-Term Installment Plan (collected this year) I Installment Costs alance I Assessment I Improvement Costs Subtotal I Available Funds Total Funds Total Funds I Installment Cost	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,089.85 \$126,988.69 \$133,078.54 (\$57,000.00)	\$27,748.35
Assessme Assessme Assessme Singlight Total Short Long Total Total Total Total Total Total Control	Total Improvement Costs and to Property (Current) assement per Single Family Equivalent the Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) t-Term Installment Plan (collected this year) I Installment Costs alance I Assessment I Improvement Costs Subtotal I Available Funds Total Funds	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35
Assessment Assessment Assessment Assessment Total Installment Short Long Short Total Total Total Total Cont	Total Improvement Costs ant to Property (Current) assment per Single Family Equivalent a Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs aliance I Assessment I Improvement Costs Subtotal I Available Funds Total Funds Total Funds Installment Cost installment Cost Subtots Installment Cost Subtots Installment Cost Subtots Funds Installment Cost Subtons from other sources Net Balance	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,089.85 \$126,988.69 \$133,078.54 (\$57,000.00)	\$27,748.35
Assessment Assessment Assessment Assessment Total Installment Short Long Short Total Total Total Total Cont	Total Improvement Costs ent to Property (Current) essment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment et Costs (see installment Plan and Summary next page) et-Term Installment Plan (previously collected) et-Term Installment Plan (previously collected) et-Term Installment Plan (collected this year) et-Term Installment Plan (collected this year) I Installment Costs alance l Assessment I Improvement Costs Subtotal l Available Funds Total Funds Installment Cost	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35
Assessment	Total Improvement Costs ent to Property (Current) essment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment et Costs (see installment Plan and Summary next page) et Term Installment Plan (previously collected) et Term Installment Plan (previously collected) et Term Installment Plan (collected this year) et Term Installment Costs et Term Installment Costs et Term Installment Costs et Term Installment Cost et Term Installment Plan (collected this year)	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35 \$33,838.20 \$57,000.00
Assessme Assessme Assessme Assessme Installment Long Shor Long Shor Tota Total Total Total Total Total Assess Assessme A	Total Improvement Costs ant to Property (Current) assment per Single Family Equivalent a Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) I Installment Costs I Installment Costs alance I Assessment I Improvement Costs Subtotal I Available Funds Total	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35
Assessment	Total Improvement Costs and to Property (Current) assment per Single Family Equivalent te Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs alance I Assessment I Improvement Costs Subtotal I Available Funds Total Funds Tot	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35 \$33,838.20 \$57,000.00 \$76,078.54
Assessment Assessment Assessment Assessinglia Total Installmen Shor Long Shor Total Total Total Total Cont District B: Shor Total Shor Total Total Total Cont District Shor Total To	Total Improvement Costs ant to Property (Current) assment per Single Family Equivalent a Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) t-Term Installment Plan (collected this year) I Installment Costs aliance I Assessment I Improvement Costs Subtotal Installment Cost Subtotal Invalable Funds Total Funds Total Funds Total Funds Installment Cost sibutions from other sources Net Balance ict Balance (surplus is +; deficit is (t))	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35 \$33,838.20 \$57,000.00 \$57,000.00
Assessme Assessme Assessme Assessme Assessme Installment Installme	Total Improvement Costs and Lo Property (Current) assement per Single Family Equivalent te Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page). It-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -I Installment Costs alance - I Assessment - I Improvement Costs - Subtotal - I Available Funds - Total Funds	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35 \$33,838.20 \$57,000.00 \$57,000.00 \$76,078.54 \$33,838.20 \$76,078.54 \$42,240.34
Assessment Assessment Assessment Assessment Assessment Assessment Assessment Short Long Short Long Total Total Total Total Cont District 8: Sup Net / Net Asses Sup Net / Net / Singlian	Total Improvement Costs ant to Property (Current) assment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) t-Term Installment Plan (collected this year) I Installment Costs aliance I Assessment I Improvement Costs Subtotal Invalable Funds Total Funds Total Funds Total Funds Total Funds Total Funds Total Funds Cost Balance (surplus is +; deficit is (f)) assessment Use or Deficit (surplus is subtracted; deficit is added) Assessment Use or Deficit (surplus is subtracted; deficit is added) Assessment Let Assessment the Property Assessment Let Family Equivalent Benefit Units	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$76,078.54 \$33,838.20 \$57,000.00 \$57,000.00 \$76,078.54 \$42,240.34 \$42,240.34
Assessment Assessment Assessment Assessment Assessment Assessment Assessment Short Long Short Long Total Total Total Total Cont District 8: Sup Net / Net Asses Sup Net / Net / Singlian	Total Improvement Costs and Lo Property (Current) assement per Single Family Equivalent te Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page). It-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -I Installment Costs alance - I Assessment - I Improvement Costs - Subtotal - I Available Funds - Total Funds	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$27,748.35 \$33,838.20 \$57,000.00 \$57,000.00 \$76,078.54 \$33,838.20 \$76,078.54 \$42,240.34
Assessme Assessme Assessme Assessme Installmen Shor Long Allocated Net Asses Surp Net Allocated	Total Improvement Costs ant to Property (Current) assment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment at Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) t-Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) t-Term Installment Plan (collected this year) I Installment Costs aliance I Assessment I Improvement Costs Subtotal Invalable Funds Total Funds Total Funds Total Funds Total Funds Total Funds Total Funds Cost Balance (surplus is +; deficit is (f)) assessment Use or Deficit (surplus is subtracted; deficit is added) Assessment Use or Deficit (surplus is subtracted; deficit is added) Assessment Let Assessment the Property Assessment Let Family Equivalent Benefit Units	\$1,000.00 \$44,800.00 \$0.00 \$11,200.00 \$11,200.00 \$33,838.20 (\$27,748.35) \$6,099.85 \$126,988.69 \$133,078.54 (\$57,000.00) \$0.00	\$76,078.54 \$33,838.20 \$57,000.00 \$57,000.00 \$76,078.54 \$42,240.34 \$42,240.34



BLUE RAVINE OAKS No. 2 - INSTALLMENT SUMMARY

District:	Blue Ravine Oaks	s No. 2		ı				
Fiscal Year:	2018-19							
Fund Balance (2018)	\$142,100							
Short Term Installment Sum	mary							Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Tree Removal/Replacement (Blue Ravine Road)	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$35,000
	44.000	44 000	40	***	***	***	40	\$25,000
Totals:	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Long Term Installment Sum	mary							Approx. Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Fence Replacement on	\$1,200	\$1,200	\$0	\$1,200	\$1,200	\$1,200	\$1,200	\$65,000
Riley or Fence Upgrade				·				•
Tree Removal/Replacement	\$2,500	\$2,500	\$0	\$2,500	\$2,500	\$2,500	\$2,500	\$80,000
Blue Ravine Wall Repair	\$5,000	\$5,000	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$130,000
Irrigation Upgrades/replacements	\$2,000	\$2,000	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000
Signage Replacement	\$500	\$500	\$0	\$500	\$500	\$500	\$500	\$4,000
Totals:	\$11,200	\$11,200	\$0	\$11,200	\$11,200	\$11,200	\$11,200	\$289,000

City of Folsom
Briggs Ranch Landscaping and Lighting District
Fund 205
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$52,238.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$36,041.32)	
Available Funds		\$14 104 40

Subtotal	-	\$19,823.4
County Auditor Fee	\$389.41	
	\$2,424.00	
Staff	\$12,660.00	
Publications/Mailings/Communications	\$250.00	
Contract Services (all other contracts and services)	\$3,100.00	
Costs Professional Services (Engineer's Report and IP)	\$1,000.00	
		φ34,230.C
	\$0.00	\$54.256.0
ent Year Improvement Projects No planned projects	\$0.00	
Water	\$4,650.00	
Electrical	\$3,250.00	
rice Costs		
Streetlights	\$1,500.00	
Unscheduled	\$22,500.00	
Scheduled	\$22,356.00	
	Unscheduled Streetlights ice Costs Electrical Water ent Year Improvement Projects No planned projects Subtotal of Item 6 Subtotal Costs Professional Services (Engineer's Report and IP) Contract Services (all other contracts and services) Publications/Mailings/Communications Staff Overhead County Auditor Fee	Scheduled \$22,356.00 Unscheduled \$22,500.00 Streetlights \$1,500.00 ice Costs Electrical \$3,250.00 Water \$4,650.00 ent Year Improvement Projects \$0.00 No planned projects \$0.00 Subtotal of Item 6 Costs Professional Services (Engineer's Report and IP) \$1,000.00 Contract Services (all other contracts and services) \$3,100.00 Professional Services (Engineer's Report and IP) \$2,50.00 Staff \$12,660.00 Overhead \$2,424.00 Country Auditor Fee \$389.41

ssessment to Property (Current)		
Assessment per Single Family Equivalent	\$122.28	
Single Family Equivalent Benefit Units	660.01	
Total Assessment		\$80,706.02

Installment Costs (see installment Plan and Summary next page	ge <u>)</u>	
Short-Term Installment Plan (previously collected)	\$51,000.00	
Long-Term Installment Plan (previously collected)	\$88,250.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$3,410.00	
Total Installment Costs	\$144,660	0.00

District Balance		
Total Assessment	\$80,706.02	
Total Improvement Costs	(\$74,079.41)	
Subtotal	\$6,626.62	
Total Available Funds	\$16,196.68	
Total Funds	\$22,823.30	
Total Installment Cost	(\$144,660.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$121,836.70)	
District Balance (surplus is +; deficit is ())	(\$121,836.70	0)

t Assessment Calculation	
Assessment	\$80,706.02
Surplus or Deficit (surplus is subtracted; deficit is added)	\$121,836.70
Net Assessment	\$202,542.73

Allocated Net Assessment to Property	
Net Assessment	\$202,542.73
Single Family Equivalent Benefit Units	660
Allocated Net Assessment to Property	\$306.88

(\$306.88)
\$122.28
(\$184.60)





BRIGGS RANCH - INSTALLMENT SUMMARY

District:	Briggs Ranch							
Fiscal Year:	2018-19							
i iscai i cai.	2010-17							
Fund Balance (2018)	\$52,238							
Short Term Installment Sumr								
								Approx.
								Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Required
	IIIStallittetti	Collections	2014	2015	2010	2017	2016	
Shrub and Tree Upgrades	\$10,000	\$16,500	\$500	\$500	\$500	\$500	\$500	\$50,000
(E. Natoma/Blue Ravine)			·		-			
Fence/Wall Repair/Replacement	\$10,000	\$16,500	\$500	\$500	\$500	\$500	\$500	\$50,000
(Blue Ravine)-partial								
Fence Repair/Replcement	\$2,000	\$4,500	\$500	\$500	\$500	\$500	\$500	\$50,000
(E. Natoma)-partial	Ψ2,000	ψτ,500	ΨΟΟΟ	ψου	ψουυ	ψουυ	ψυσου	ψ50,000
(
Pet Station-repair/replacement	\$2,000	\$5,500	\$500	\$500	\$500	\$500	\$500	\$6,000
T	204.000	440.000	** ***	***	***	***	** ***	\$4F (000
Totals:	\$24,000	\$43,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$156,000
Long Term Installment Sumn	nany							
Long Term installment Sumi	lai y							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Bollard Repair/Replacement	\$2,000	\$38,610	\$410	\$410				
(67 bollards)	\$2,000	\$30,010	Φ4 IU			C/10	¢410	¢60,000
(or bollardo)				\$410	\$410	\$410	\$410	\$60,000
				\$410	\$410	\$410	\$410	\$60,000
Fence Repair/Replacement	\$4,000	\$7,500	\$500	\$410	\$410 \$500	\$410 \$500	\$410 \$500	\$60,000 \$60,000
Fence Repair/Replacement (Blue Ravine)-partial	\$4,000	\$7,500						
(Blue Ravine)-partial			\$500	\$500	\$500	\$500	\$500	\$60,000
(Blue Ravine)-partial Fence Repair/Replcement	\$4,000 \$4,000	\$7,500 \$7,500						
(Blue Ravine)-partial			\$500	\$500	\$500	\$500	\$500	\$60,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial	\$4,000	\$7,500	\$500 \$500	\$500 \$500	\$500 \$500	\$500 \$500	\$500 \$500	\$60,000
(Blue Ravine)-partial Fence Repair/Replcement			\$500	\$500	\$500	\$500	\$500	\$60,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement	\$4,000	\$7,500 \$3,000	\$500 \$500	\$500 \$500	\$500 \$500	\$500 \$500 \$500	\$500 \$500	\$60,000 \$60,000 \$10,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement	\$4,000	\$7,500	\$500 \$500	\$500 \$500	\$500 \$500	\$500 \$500	\$500 \$500	\$60,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements	\$4,000 \$1,000 \$2,000	\$7,500 \$3,000 \$4,500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$60,000 \$60,000 \$10,000 \$30,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements Landscape Lighting Upgrades	\$4,000	\$7,500 \$3,000	\$500 \$500 \$500	\$500 \$500 \$500	\$500 \$500 \$500	\$500 \$500 \$500	\$500 \$500 \$500	\$60,000 \$60,000 \$10,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements	\$4,000 \$1,000 \$2,000	\$7,500 \$3,000 \$4,500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$60,000 \$60,000 \$10,000 \$30,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements Landscape Lighting Upgrades or Replacement	\$4,000 \$1,000 \$2,000 \$5,000	\$7,500 \$3,000 \$4,500 \$9,000	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$60,000 \$60,000 \$10,000 \$30,000 \$75,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements Landscape Lighting Upgrades	\$4,000 \$1,000 \$2,000	\$7,500 \$3,000 \$4,500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500	\$60,000 \$60,000 \$10,000 \$30,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements Landscape Lighting Upgrades or Replacement Tree & landscape improvements	\$4,000 \$1,000 \$2,000 \$5,000	\$7,500 \$3,000 \$4,500 \$9,000	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$60,000 \$60,000 \$10,000 \$30,000 \$75,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements Landscape Lighting Upgrades or Replacement Tree & landscape improvements (partial collection)	\$4,000 \$1,000 \$2,000 \$5,000	\$7,500 \$3,000 \$4,500 \$9,000	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500 \$500	\$60,000 \$60,000 \$10,000 \$30,000 \$75,000
(Blue Ravine)-partial Fence Repair/Replcement (E. Natoma)-partial Entry Sign Replacement (brass letters) Irrigation Upgrades/replacements Landscape Lighting Upgrades or Replacement Tree & landscape improvements (partial collection)	\$4,000 \$1,000 \$2,000 \$5,000	\$7,500 \$3,000 \$4,500 \$9,000	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500	\$500 \$500 \$500 \$500 \$500 \$500	\$60,000 \$60,000 \$10,000 \$30,000 \$75,000

City of Folsom
Broadstone Landscaping and Lighting District
Fund 210
2018-19

Fund Balance Calculation
Starting Fund Balance (as of April 2018)
Estimated Reserve to finance approx. first 6 months of 18-19

Available Funds

(\$361,214.67)

	eral Maintenance Costs			
٦.	Scheduled		\$89,424.00	
	Unscheduled		\$75,000.00	
3.	Streetlights		\$9,000.00	
	vice Costs			
4.	Electrical		\$19,000.00	
5.	Water		\$60,700.00	
Cur	rent Year Improvement Projects	5		
6.	No Planned Projects	_	\$0.00	
		Subtotal of Item 6	0.00	
	Subtotal			\$253,124.0
cidenta	I Costs			
7.	Professional Services (Engineer	's Report and IP)	\$1,000.00	
8.	Contract Services (all other con	tracts and services)	\$3,100.00	
9.	Publications/Mailings/Communi	cations	\$250.00	
	Staff		\$50,639.00	
	Overhead		\$11,137.00	
12.	County Auditor Fee		\$1,387.03	
	Subtotal		•	\$67,513.0

\$164.99
2,350.89
\$387,873.34

Installment Costs (see installment Plan and Summary next page	<u>e)</u>	
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$2,745.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
Total Installment Costs	-	\$2,745.00

Total Assessment	\$387,873.34	
Total Improvement Costs	(\$320,637.03)	
Subtotal	\$67,236.32	
Total Available Funds	(\$361,214.67)	
Total Funds	(\$293,978.35)	
Total Installment Cost	(\$2,745.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$296,723.35)	

\$387,873.3
\$296,723.3
\$684,596.7
\$684.596.7
\$004,390.1 23
\$291.2

Allocated Net Assessment to Property	(\$291.21)
Allocated Assessment to Property	\$164.99
Per Parcel Surplus (+) or Deficit (-)	(\$126.22)



Broadstone 1 and 2 - Installment Summary

District:	Broadstone							
Fiscal Year:	2018-19							
Fund Balance (2018)	(\$188,000)							
Short Term Installment Summar	(, , ,							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Deien/Demerie Welle	00	* 0	**	* 0	* 0	\$0	**	650.000
Paint/Repair Walls (interior areas, Iron Point, Clarksville)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
(interior areas, iron Foint, Clarksville)								
Tree & landscape improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
(partial fund collection)	, ,	, .					, .	, .,
Repair Irrigation/Replace Shurbs-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Rathbone, Knofler, other interior areas								
	0.0	0.0	**	**		r.o.	**	* C 000
Landscape Light repair/replacement (60 lights)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
(60 lights)								
Bollard Repair/Replacement (40)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
(,	7.	**			7.	-		7.0,000
Light Pole/fixture replacement of KW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,000
Long Term Installment Summar								
Long Term installment Summar	y I							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
	00	00.745	***	**	•	•	20	A 50.000
Repair Irrigation/Replace Shrubs- Iron Point median	\$0	\$2,745	\$0	\$0	\$0	\$0	\$0	\$50,000
IION FOIR Median								
Tree & landscape improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000
(or replacement)	7.	7-		**	7.			7.22,222
,								
Shrub Replacement-through out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
(some irrigation repair)-28 acres								
Landa and California and California	00	* 0	**	*	* 0	**	**	640.000
Landscape Light replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Pet Station replacement (7)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000
ot outon replacement (1)	ΨΟ	ΨΟ	ΨΟ	φυ	Ψ	ΨŪ	ΨΟ	Ψ1,000
Signage Repair/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Turf Removal/Irrigation retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
Landscape/Shrub/Bark/	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
E. Bidwell/Oak	,,,							
Totals:	\$0	\$2,745	\$0	\$0	\$0	\$0	\$0	\$1,567,000

City of Folsom Broadstone 3 Landscaping and Lighting District Fund 209 - Streetlights Only 2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$83,135.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$9,239.95)	
Available Funds	•	\$73,895.05

Gen	eral Maintenance Costs		
1.	Scheduled	\$0.00	
2.	Unscheduled	\$0.00	
3.	Streetlights	\$5,000.00	
Sen	vice Costs		
4.	Electrical	\$2,000.00	
5.	Water	\$0.00	
Curi	rent Year Improvement Projects		
6.	LED evaluation and change-out (partial)	\$15,000.00	
	Subtotal of Item 6	\$15,000.00	
	Subtotal	_	\$22,000.00
cidental	Costs		
7.	Professional Services (Engineer's Report and IP)	\$0.00	
8.	Contract Services (all other contracts and services)	\$0.00	
9.	Publications/Mailings/Communications	\$0.00	
10.	Staff	\$0.00	
11.	Overhead	\$0.00	
12.	County Auditor Fee	\$699.00	
		\$421.38	
	Subtotal	-	\$1,120.38
	Total Improvement Costs	-	\$23,120.38

sessment to Property (Current)	
Assessment per Single Family Equivalent	\$28.07
Single Family Equivalent Benefit Units	737.11
Total Assessment	\$20,690.

Short-Term Installment Plan (previously collected)	\$35,825.00	
Long-Term Installment Plan (previously collected)	\$5,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	

Total Assessment	\$20,690.68
Total Improvement Costs	(\$23,120.38)
Subtotal	(\$2,429.70)
Total Available Funds	\$84,435.05
Total Funds	\$82,005.35
Total Installment Cost	(\$40,825.00)
Contributions from other sources	\$0.00
Net Balance	\$41,180.35

\$20,690.68
(\$41,180.3
(\$20,489.6
(\$20,489.67
(\$20,489.6 7: (\$27.8

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	\$27.80
Allocated Assessment to Property	\$28.07
Per Parcel Surplus (+) or Deficit (-)	\$55.87



BROADSTONE 3 - INSTALLMENT SUMMARY

District:	Broadstone #3							
Fig. 1 Vers	2010 10							
Fiscal Year:	2018-19							
Fund Balance (2018)	\$83,135							
Short Term Installment Sum	nmary							
								Approx. Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Repair Damage to vandalized	\$2,000	\$35,825	\$0	\$0	\$0	\$0	\$0	\$45,000
Streetlight Poles (25-30 poles)								
(25-30 poles)								
Total	\$2,000	\$35,825	\$0	\$0	\$0	\$0	\$0	\$45,000
Long Term Installment Sum	mary							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Paint Streetlight Poles	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$50,000
(350 poles)	\$5,000	\$5,000	φu	φU	\$0	φυ	\$0	\$50,000
Total	¢E 000	¢E 000	40	*0	\$0	**	ėo	¢E0 000
Total	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$50,000

	Broadstone No. 4 Landscaping and Lig Fund 282 2018-19	griding district	
			Total Budget
	nce Calculation ing Fund Balance (as of April 2018)	\$152,929.00	
	nated Reserve to finance approx. first 6 months of 18-19	(\$144,230.39)	
Availa	able Funds		\$8,698.61
Improveme			
Gener 1 9	ral Maintenance Costs Scheduled	\$11,400.00	
2. l	Inscheduled	\$35,000.00	
	Streetlights	\$0.00	
Servio	ce Costs		
	ce Costs Electrical	\$5,500.00	
5. V	Water	\$0.00	
Curre	ent Year Improvement Projects		
	Nall Painting Phase III & Interior Cul-de-Sac Walls andscape and Lighting Replacements	\$80,000.00 \$154.400.00	
	nfrastructure Repairs	\$9,500.00	
9. I	rrigation Replacement	\$12,000.00	
	Subtotal of Item 6	\$255,900.00	
5	Subtotal		\$307,800.00
Incidental (Costs		
10. F	Professional Services (Engineer's Report and IP)	\$0.00	
11. (Contract Services (all other contracts and services) Publications/Mailings/Communications	\$0.00 \$0.00	
13. 8	Staff	\$6,456.00	
	Overhead	\$0.00	
15. 0	County Auditor Fee	\$0.00	
9	Subtotal		\$6,456.00
Assessmer	Total Improvement Costs Int to Property (Current)	\$130.30	\$314,256.00
Assessmer Asses Single	•	\$130.39 2.476.95	
Assessmer Asses Single	nt to Property (Current) ssment per Single Family Equivalent Family Equivalent Benefit Units		
Assessmer Asses Single Total	nt to Property (Current) ssment per Single Family Equivalent Family Equivalent Benefit Units		
Assessmer Asses Single Total Installment Short-	nt to Property (Current). ssment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected)	\$0.00	
Assessmer Asses Single Total Installment Short- Long-	Int to Property (Current). Isoment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected)	\$0.00 \$0.00	
Assessmer Asses Single Total Installment Short- Long- Short-	nt to Property (Current). ssment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected)	\$0.00	
Assessmer Asses Single Total Installment Short- Long- Short- Long-	Int to Property (Current) ssment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) -Term Installment Plan (previously collected) Term Installment Plan (collected this year)	\$0.00 \$0.00 \$0.00 \$0.00	
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total	nt to Property (Current) ssment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00	\$322,969.90
Assessmer Asses Single Total Installment Short- Long- Short- Long- Total District Bal Total	Int to Property (Current) ssment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) -Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00	\$322,969.90
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total District Bal Total Total	Int to Property (Current) sement per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$322,969.90
Assessmer Asses Single Total Installment Short- Long- Short- Long- Total Total Total Stort Total	Int to Property (Current) Issment per Single Family Equivalent Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs Installment Costs Installment Costs Subtotal Available Funds	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$322,969.90 (\$314,256.00) \$8,8713.90	\$322,969.90
Assessmer Asses Single Total Installment Short- Long- Total District Bal Total Strict Bal Total Strict Bal	Int to Property (Current) Issment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs Installment Costs Installment Costs Installment Plan (collected this year) Installment Plan (collected this year) Installment Costs Installment Costs Installment Plan (collected this year) Installment Plan (collected this year) Installment Costs Installment Plan (collected this year) Installment Plan (collected this y	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$322,969.90 (8314,256.00) \$8,713.90 \$8,698.61 \$17,412.51	\$322,969.90
Assessmer Asses Single Total Installment Short- Long- Short- Long- Total Total Total 1 Total Total Total	Int to Property (Current) Issment per Single Family Equivalent Family Equivalent Benefit Units Assessment I Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs Installment Costs Installment Costs Subtotal Available Funds	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$322,969.90 (\$314,256.00) \$8,8713.90	\$322,969.90
Assessmer Asses Single Total Installment Short- Long- Short- Long- Total Total Total Total Total Contri	Int to Property (Current) Interpretation of the Court of	\$0.00 \$0.00	\$322,969.90
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total 1 Total 1 Total Contri	Int to Property (Current) sament per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs Jance Assessment Improvement Costs Subtotial Variable Funds Installment Cost Installment Cost Buttons from ther sources	\$0.00 \$0.00	\$322,969.90
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total Contri N District Bal	Int to Property (Current) Issment per Single Family Equivalent Family Equivalent Benefit Units Assessment I. Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs Iance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost Buttons from other sources Net Balance tt Balance (surplus is +; deficit is (f))	\$0.00 \$0.00	\$322,969.90
Assessmer Asses Single Total Installment Short- Long- Short- Long- Total Total Total Total Contri District Bal Contri N District Net Assess Asses	Int to Property (Current) Interpretation of the content of the co	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total Total District Bal Total Total Notal Notal Second	Int to Property (Current) Issment per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs Lance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost butions from other sources Let Balance Ct Balance (surplus is +; deficit is (i)) Siment Calculation Issment Let Cost butions (surplus is subtracted; deficit is added)	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51 \$322,969.90 (\$17,412.51)
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total Total District Bal Total Total Notal Notal Second	Int to Property (Current) Interpretation of the content of the co	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51
Assessmer Assessingle Total Installment Short- Long- Total Assess Surple Net Assess	Int to Property (Current) sement per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan (previously collected) Form Installment Plan (previously collected) Form Installment Plan (previously collected) Form Installment Plan (collected this year) Form Installment Costs Bance Assessment Improvement Costs Subtotal Available Funds Fortal Funds Installment Cost butions from other sources Vet Balance ct Balance (surplus is +; deficit is (I)) sment Calculation sement sor Deficit (surplus is subtracted; deficit is added) sssessment Vet Assessment to Property	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51 \$322,969.90 (\$17,412.51) \$305,557.39
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total Contri N District Bal Contri N Allocated N Net A	Int to Property (Current) Issment per Single Family Equivalent Family Equivalent Benefit Units Assessment I. Costs (see installment Plan and Summary next page) Term Installment Plan (previously collected) Term Installment Plan (previously collected) Term Installment Plan (collected this year) Term Installment Plan (collected this year) Installment Costs Iance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost Buttons from other sources Net Balance ct Balance (surplus is +; deficit is (i)) Issment Iss or Deficit (surplus is subtracted; deficit is added) Issessment Issessment to Property Issessment to Property Issessment Issessment to Property Issessment Issessment to Property Issessment I	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51 \$322,969.90 (\$17,412.51) \$305,557.39
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total Total Total Total Notal Allocated N Net A Single	Int to Property (Current) sement per Single Family Equivalent Family Equivalent Benefit Units Assessment Costs (see installment Plan (previously collected) Form Installment Plan (previously collected) Form Installment Plan (previously collected) Form Installment Plan (collected this year) Form Installment Costs Bance Assessment Improvement Costs Subtotal Available Funds Fortal Funds Installment Cost butions from other sources Vet Balance ct Balance (surplus is +; deficit is (I)) sment Calculation sement sor Deficit (surplus is subtracted; deficit is added) sssessment Vet Assessment to Property	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51 \$322,969.90 (\$17,412.51) \$305,557.39
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total Total Total Total Notal Allocated N Net A Single	Int to Property (Current)	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51 \$322,969.90 (\$17,412.51) \$305,557.39
Assessmer Assessingle Total Installment Short- Long- Short- Long- Total Total Total Total Total Total Short- Long- Short- Long- Total Allocated Net Assess Surpl. Net A Single Allocated Compariso	Int to Property (Current)	\$0.00 \$0.00	\$322,969.90 \$0.00 \$17,412.51 \$322,969.90 (\$17,412.51) \$305,557.39



BROADSTONE 4 - INSTALLMENT SUMMARY

District:	Broadstone No.	4					1	
Fiscal Year:	2018-19							
Fund Balance (2018)	\$152,929							
Short Term Installment Sun	nmary							
								Approx.
								Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Required
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	20
Long Term Installment Sum	nmary							
								Approx. Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
rioject	Installment	Collections	2014	2015	2016	2017	2018	rtequired
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tabel	40	40	**	40	40	40	**	40
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Folsom
Cobble Hills II/Reflections II Landscaping and Lighting District
Fund 214
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$67,627.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$19,654.43)	
Available Funds		\$47,972.57

General Mainten	ance Costs		
 Scheduled 		\$14,904.00	
 Unschedule 	d	\$9,050.00	
3. Streetlights		\$1,400.00	
Service Costs			
 Electrical 		\$1,000.00	
5. Water		\$5,000.00	
Current Year Imp	provement Projects		
6. Paint along	Glenn/Landscapes Glenn & Sibley	\$8,000.00	
	Subtotal of Item 6	\$8,000.00	
Subtotal		•	\$39,354.0
ncidental Costs			
Professional	Services (Engineer's Report and IP)	\$1,000.00	
	rvices (all other contracts and services)	\$3,100.00	
	/Mailings/Communications	\$250.00	
10. Staff		\$8,440.00	
11. Overhead		\$1,696.00	
12. County Aud	itor Fee	\$229.51	
Subtotal		-	\$14,715.5

sessment to Property (Current)		
Assessment per Single Family Equivalent	\$113.14	
Single Family Equivalent Benefit Units	389	
Total Assessment		\$44,011.46

Long-Term Installment Plan (previously collected) \$54,00	
Obert Trees to teller and Discovery (collected discovery)	0.00
Short-Term Installment Plan (collected this year)	0.00
Long-Term Installment Plan (collected this year)	0.00

Total Assessment	\$44,011.46
Total Improvement Costs	(\$54,069.51)
Subtotal	(\$10,058.05)
Total Available Funds	\$47,972.57
Total Funds	\$37,914.52
Total Installment Cost	(\$98,856.00)
Contributions from other sources	\$5,000.00
Net Balance	(\$55,941.48)
	-
District Balance (surplus is +; deficit is ())	(\$55,94

Assessment	\$44,011.46
Surplus or Deficit (surplus is subtracted; deficit is added)	\$55,941.48
Net Assessment	\$99,952.94
Illocated Net Assessment to Property	
Not Assessment to Property Net Assessment	\$99,952.94
Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units	\$99,952.94

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$256.95)
Allocated Assessment to Property	\$113.14
Per Parcel Surplus (+) or Deficit (-)	(\$143.81)



COBBLE HILLS RIDGE - INSTALLMENT SUMMARY

District:	Cobble Hills II/Re	eflections II						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$67,627							
Short Term Installment Summary								
								Approx.
Port of	Vi - I	Distance	V4	V0	V2		V F	Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Required
	Installment	Collections	2014	2015	2010	2017	2016	
Tree & landscape improvements	\$5,000	\$38,856	\$0	\$0	\$0	\$0	\$0	\$50,000
(or replacement)			·				·	
Natural Park-Irrigation Repair/Tree	\$2,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Removal care								
Mini Park & Path to Lembi Turf and	\$10,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub Repair/Replacement	\$10,000	40,000	40	Ţ,	Ţ.	Ψū	Ų,	Ų 10,000
Totals:	\$17,000	\$44,856	\$0	\$0	\$0	\$0	\$0	\$100,000
Totals.	\$17,000	\$44,030	40	\$0	\$ 0	\$0	φ0	\$100,000
Long Term Installment Summary								
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Fence Repair/Replacment (225 ft)	\$1,000	\$6,500	\$0	\$0	\$0	\$0	\$0	\$10,000
· once repair replacment (220 ly	ψ1,000	ψο,οσο	ţ.	-		Ţ,	ţ.	Ų.0,000
Wall Repairs and Painting (628 ft)	\$1,000	\$35,500	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub Replacement-Glenn/Oxburough	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$65,000
		, ,,	, .	, ,			, .	, ,
Shrub Replacement-Sibley and Corner	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Signage Repair/Replacement	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$8,000
o.g. ago . topuii/i topidoomont	ψ1,000	ψ1,000	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ψ0,000
Tree & landscape improvements	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$53,600
(or replacement)								
Totals:	\$11,000	\$54,000	\$0	\$0	\$0	\$0	\$0	\$191,600
		-						

	Cobble Hills II/Reflections II Landscaping a Fund 214 2018-19	and Lighting District	
			Total Budget
	lance Calculation	\$C7.C07.00	
	arting Fund Balance (as of April 2018) timated Reserve to finance approx. first 6 months of 18-19	\$67,627.00 (\$19,654.43)	
Ava	ailable Funds		\$47,972.57
	ment Costs		
<u>Ger</u> 1.	neral Maintenance Costs Scheduled	\$14,904.00	
2.	Unscheduled	\$9,050.00	
3.	Streetlights	\$1,400.00	
Ser	rvice Costs		
4.	Electrical	\$1,000.00	
5.	Water	\$5,000.00	
Cui	rrent Year Improvement Projects		
6.	Paint along Glenn/Landscapes Glenn & Sibley	\$8,000.00	
	Subtotal of Item 6 Subtotal	\$8,000.00	\$39,354.00
			ψυ7,004.00
Incidenta			
7. 8.	Professional Services (Engineer's Report and IP) Contract Services (all other contracts and services)	\$1,000.00 \$3,100.00	
		\$250.00	
10.	Staff	\$8,440.00	
	Overhead County Auditor For	\$1,696.00	
12.	County Auditor Fee	\$229.51	
	Subtotal	•	\$14,715.51
	Tatal language and Conta		\$F4.0/0.F1
	Total Improvement Costs		\$54,069.51
	nent to Property (Current) sessment per Single Family Equivalent	\$113.14	
Ass Sin	nent to Property (Current) sessment per Single Family Equivalent tigle Family Equivalent Benefit Units tal Assessment	\$113.14 389	\$44,011.46
Ass Sin Tot	sessment per Single Family Equivalent igle Family Equivalent Benefit Units		\$44,011.46
Ass Sin Tot Installme	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page)	389	\$44,011.46
Ass Sin Tot Installme Sho Lor	sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected)	\$44,856.00 \$54,000.00	\$44,011.46
Ass Sin Tot Installme Sho Lor	sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ort-Term Installment Plan (previously collected) ort-Term Installment Plan (collected this year)	\$44,856.00 \$54,000.00 \$0.00	\$44,011.46
Ass Sin Tot Installme Sho Lor Sho	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year)	\$44,856.00 \$54,000.00	
Ass Sin Tot Installme Sho Lor Sho	sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ort-Term Installment Plan (previously collected) ort-Term Installment Plan (collected this year)	\$44,856.00 \$54,000.00 \$0.00	\$44,011.46 \$98,856.00
Ass Sin Tot Installme She Lor She Lor Tot	sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs	\$44,856.00 \$54,000.00 \$0.00 \$0.00	
Ass Sin Tot Installme She Lor She Lor Tot	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs Salance al Assessment	\$44,856.00 \$54,000.00 \$0.00 \$0.00	
Ass Sin Tot Installme She Lor She Lor Tot	sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,669.51) (\$10,058.05)	
Ass Sin Tot Installme Sho Lor Sho Lor Tot	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected) ort-Term Installment Plan (previously collected) ort-Term Installment Plan (previously collected) tal Installment Plan (collected this year) tal Installment Costs Salance tal Assessment tal Improvement Costs Subbatal tal Available Funds	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$44,011.46 (\$54,089.51) (\$10,088.05) \$47,972.57	
Ass Sin Tot Installme She Lor She Lor Tot District B Tot Tot	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs alance al Assessment al Improvement Costs Subbtal ala vailable Funds Total Funds	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) \$10,068.05) \$47,972.57 \$37,914.52	
Ass Sin Tot Installme Sho Lor Sho Lor Tot Tot Tot	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected) ort-Term Installment Plan (previously collected) ort-Term Installment Plan (previously collected) tal Installment Plan (collected this year) tal Installment Costs Salance tal Assessment tal Improvement Costs Subbatal tal Available Funds	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$44,011.46 (\$54,089.51) (\$10,088.05) \$47,972.57	
Ass Sin Tot Installme Sho Lor Sho Lor Tot Tot Tot	sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ont-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs al Installment Costs al Insprovement Costs Subtotal al Available Funds Total Funds tal Ingrovement Cost sal Installment Cost	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00)	
Assaying Tot Shin Tot Shick Lor Tot Correct Tot Tot Tot Tot Tot Tot Tot Tot	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ant Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected) ort-Term Installment Plan (previously collected) ort-Term Installment Plan (pollected this year) ng-Term Installment Plan (collected this year) tal Installment Costs Salance tal Assessment tal Improvement Costs Subbtal tal Available Funds Total Funds tal Installment Cost tributions from other sources	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	
Assisting Total Installation Should be a second of the sec	sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected) ort-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs Balance al Assessment tal Improvement Costs Subtotal al Available Funds Total Funds tal Installment Cost thibutions from other sources Net Balance	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00
Assassinated Assessinated Asses	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs ala Assessment tal Installment Costs Subbtal tal variable Funds Total Funds tal Installment Cost notal Funds tal Installment Cost substal tal variable Funds Total Funds tal Installment Cost strict Balance (surplus is +; deficit is ())	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48)
Assassination of the control of the	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see Installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected) ort-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs Balance tal Assessment tal Improvement Costs Subtotal tal Navalable Funds Total Funds tal Installment Cost ntributions from other sources Net Balance strict Balance (surplus is +; deficit is (t))	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48) \$44,011.46 \$55,941.48
Assassination of the control of the	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs ala Assessment tal Installment Costs Subbtal tal variable Funds Total Funds tal Installment Cost notal Funds tal Installment Cost substal tal variable Funds Total Funds tal Installment Cost strict Balance (surplus is +; deficit is ())	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48)
Assassination of the control of the	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see Installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected) ort-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs Balance tal Assessment tal Improvement Costs Subtotal tal Navalable Funds Total Funds tal Installment Cost ntributions from other sources Net Balance strict Balance (surplus is +; deficit is (t))	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48) \$44,011.46 \$55,941.48
Assassination and a second and	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs ala Assessment tal Installment Costs Subbtal tal variable Funds Total Funds tal Installment Cost nother tools strict Balance (surplus is +; deficit is ()) essment Calculation sessment plus or Deficit (surplus is subtracted; deficit is added) t Assessment dt At Assessment dt At Assessment dt At Assessment	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48) \$44,011.46 \$55,941.48 \$99,952.94
Assassination of the control of the	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ant Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs ala Assessment tal Improvement Costs Subbtal tal Available Funds Total Funds tal Installment Cost nthibutions from other sources Net Balance strict Balance (surplus is +; deficit is (f)) sessment pplus or Deficit (surplus is subtracted; deficit is added) t Assessment dt Net Assessment to Property	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48) \$44,011.46 \$55,941.48 \$99,952.94
Assassination of the control of the	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see Installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected) ort-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs Balance lal Assessment lal Improvement Costs Subtotal al Navallable Funds Total Funds tal Intrallment Cost ntributions from other sources Net Balance strict Balance (surplus is +; deficit is (j)) sessment rplus or Deficit (surplus is subtracted; deficit is added) t Assessment dt Net Assessment dt Net Assessment dt Net Assessment dt Net Assessment ggle Family Equivalent Benefit Units	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48) \$44,011.46 \$55,941.48 \$99,952.94 \$99,952.94
Assassination of the company of the	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs Salance al Assessment al Installment Costs Subbtal al variable Funds Total Funds al Installment Cost nother work of the Salance strict Balance (surplus is +; deficit is ()) sessment riplus or Deficit (surplus is subtracted; deficit is added) t Assessment dt At Assessment dt At Assessment dt At Assessment dt At Assessment dt Net Assessment full or Property t Assessment sociated Net Assessment to Property son of Net Assessment to Property	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48) \$44,011.46 \$55,941.48 \$99,952.94 \$99,952.94 \$99,952.94
Assessing to the control of the cont	sessment per Single Family Equivalent ggle Family Equivalent Benefit Units tal Assessment ant Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (collected this year) ng-Term Installment Plan (collected this year) tal Installment Costs alance tal Assessment tal Inprovement Costs Subbtal tal Available Funds Total	\$44,856.00 \$54,000.00 \$0.00 \$0.00 \$0.00 \$44,011.46 (\$54,069.51) (\$10,058.05) \$47,972.57 \$37,914.52 (\$98,856.00) \$5,000.00	\$98,856.00 (\$55,941.48) \$44,011.46 \$55,941.48 \$99,952.94 \$99,952.94



COBBLE RIDGE - INSTALLMENT SUMMARY

District:	Cobble Ridge							
EL 134	2010 10							
Fiscal Year:	2018-19							
Fund Balance (2018)	\$92,243							
Short Term Installment Summ	nary							
								Approx.
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Total Required
rioject	Installment	Collections	2014	2015	2016	2017	2018	Nequileu
Shurb, bark, DG replacement	\$3,000	\$20,518	\$500	\$500	\$500	\$500	\$500	\$20,000
Tree work in Cul de Sac	\$1,000	\$3,000	\$500	\$500	\$500	\$500	\$500	\$5,000
	7.,000	75,050	7777	,,,,	,,,,	7777	7111	77,000
Totals:	\$4,000	\$23,518	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$25,000
Long Term Installment Summ	ary							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Fence Repair/Replacement (340 ft)	\$2,000	\$14,550	\$250	\$250	\$250	\$250	\$250	\$20,000
Shrub Replacement	\$2,000	\$3,750	\$250	\$250	\$250	\$250	\$250	\$20,000
Official Replacement	ψ2,000	ψ3,730	Ψ230	Ψ230	Ψ230	¥230	Ψ230	Ψ20,000
Tubular Fence repair/replacement	\$400	\$1,325	\$250	\$250	\$250	\$250	\$250	\$4,000
Tree & landscape improvements	\$500	\$1,500	\$250	\$250	\$250	\$250	\$250	\$3,000
(or replacements)	φουυ	φ1,500	\$ ∠30	φ230	φ 2 50	φ 2 30		φ3,000
. ,								
Totals	\$4,900	\$21,125	\$1,000	\$1,000	\$1,000	¢1 000	\$1,000	\$47,000
Totals:	\$4,900	\$21,125	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$47,000

City of Folsom
Folsom Heights Landscaping and Lighting District
Fund 208
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$22,470.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$9,749.20)	
Available Funds		\$12,720.80

Ger	neral Maintenance Costs			
1.	Scheduled**		\$0.00	
2.	Unscheduled		\$0.00	
3.	Streetlights		\$1,000.00	
Ser	vice Costs			
4.	Electrical		\$1,500.00	
5.	Water		\$2,007.00	
Cur	rent Year Improvement Projects			
6.	Tree care in open space		\$3,000.00	
	Su	ubtotal of Item 6	\$3,000.00	
	Subtotal		-	\$7,507.00
ncidenta	I Costs			
7.	Professional Services (Engineer's Repo	ort and IP)	\$1,000.00	
8.	Contract Services (all other contracts a	ind services)	\$3,100.00	
9.	Publications/Mailings/Communications		\$250.00	
10.	Staff		\$0.00	
11.	Overhead		\$503.00	
12.	County Auditor Fee		\$181.72	
	Subtotal		-	\$5,034.72

ssessment to Property (Current)		
Assessment per Single Family Equivalent	\$70.88	
Single Family Equivalent Benefit Units	308	
Total Assessment		\$21,831.04

Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$57,500.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	

Total Assessment	\$21,831.04	
Total Improvement Costs	(\$12,541.72)	
Subtotal	\$9,289.32	
Total Available Funds	\$12,720.80	
Total Funds	\$22,010.12	
Total Installment Cost	(\$57,500.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$35,489.88)	
District Balance (surplus is +; deficit is ())		(\$35,489.88)

Assessment	\$21,831.0
Surplus or Deficit (surplus is subtracted; deficit is added)	\$35,489.8
Net Assessment	\$57,320.9

let Assessment	\$57,320.9
Single Family Equivalent Benefit Units	3
Illocated Net Assessment to Property	\$186.1

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$186.11)
Allocated Assessment to Property	\$70.88
Per Parcel Surplus (+) or Deficit (-)	(\$115.23)
*Funds from fund balance	
**Degular Maintanage reduced by 1/2 to 2 tops core (month)	



FOLSOM HEIGHTS - INSTALLMENT SUMMARY

District:	Folsom Heights							
F'IV	2010 10							
Fiscal Year:	2018-19							
Fund Balance (2018)	\$22,470							
Short Term Installment Summary								
								Approx. Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
	+							
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals.	30	\$0	ΦU	\$0	\$0	\$0	\$0	şu.
Long Term Installment Summary								
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Wall Repair/Paint (3000 ft)	\$2,000	\$16,000	\$0	\$0	\$0	\$0	\$0	\$25,000
Wall Nepalin ant (3000 ll)	Ψ2,000	\$10,000	ΨΟ	ΨΟ	ΨŪ	ΨΟ	40	\$20,000
Bike Path repair	\$2,000	\$17,000	\$0	\$0	\$0	\$0	\$0	\$35,000
One Community	\$0,000	600.000	* 0	***	**	**	60	640.000
Open Space Management/tree removal	\$2,000	\$22,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Tomovar								
Shrub and tree replacement-	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Glenn, Vierra Circle								
Tree & landscape improvements	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$40,000
(or replacements)			·	·				
Signage Repair/Replacement	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$4,000
Totals:	\$8,500	\$57,500	\$0	\$0	\$0	\$0	\$0	\$179,000
	1							

City of Folsom
Folsom Heights No. 2 Landscaping and Lighting District
Fund 281
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$151,461.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$27,600.90)	
Available Funds		\$123,860.10

	neral Maintenance Costs		
1.	Scheduled	\$9,315.00	
2.	Unscheduled	\$3,750.00	
3.	Streetlights	\$0.00	
Ser	vice Costs		
4.	Electrical	\$0.00	
5.	Water	\$0.00	
Cui	rrent Year Improvement Projects		
6.	Tree Care & Ladder Fuel Abatement in Open Space	\$25,000.00	
	Subtotal of Item 6	\$25,000.00	
	Subtotal	\$25,000.00	\$38,065.0
cidenta	al Costs		
7.	Professional Services (Engineer's Report and IP)	\$0.00	
8.	Contract Services (all other contracts and services)	\$0.00	
9.	Publications/Mailings/Communications	\$0.00	
10.	Staff	\$4,709.00	
11.	Overhead	\$2,576.00	
12.	County Auditor Fee	\$0.00	
	Subtotal	-	\$7,285.0

ssessment to Property (Current)		
Assessment per Single Family Equivalent	\$202.31	
Single Family Equivalent Benefit Units	305.50	
Total Assessment	-	\$61,805.71

allment Costs (see installment Plan and Summary next page)	
Short-Term Installment Plan (previously collected)	\$0.00
Long-Term Installment Plan (previously collected)	\$0.00
Short-Term Installment Plan (collected this year)	\$0.00
Long-Term Installment Plan (collected this year)	\$0.00
Total Installment Costs	\$0.

(0.4E)		
(\$45,	350.00)	
\$16,4	455.71	
\$123,8	860.10	
\$140,3	315.80	
	\$0.00	
	\$0.00	
\$140,3	315.80	
\$14	0,	\$0.00 0,315.80

Assessment	\$61,805
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$140,315
Net Assessment	(\$78,510

	(\$70,310.10)
Single Family Equivalent Benefit Units	306
Allocated Net Assessment to Property	(\$256.99)
Comparison of Net Assessment and Assessment	
Comparison of Net Assessment and Assessment Allocated Net Assessment to Property	\$256.99
	\$256.99 \$202.31



FOLSOM HEIGHTS No. 2 - INSTALLMENT SUMMARY

District:	Folsom Heights	No. 2		<u> </u>	1			
Fiscal Year:	2018-19							
Fund Balance (2018)	\$151,461							
Short Term Installment Summary	, , , ,							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Totals:	\$0		0 \$0	\$0	\$0	\$0	\$0	\$0
Totals.	\$0	1	0 \$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summary								
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
	-		-					
			1					
	1		1					
	-		-					
	+		1		<u> </u>			
Totals:	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0
	1	-	T	, ,	<u> </u>			*-
			1					

	City of Folsom Hannaford Cross Landscaping and Liq Fund 212 2018-19	ghting District	
			Total Budget
	ince Calculation	647 200 00	
	ing Fund Balance (as of April 2018) nated Reserve to finance approx. first 6 months of 18-19	\$47,200.00 (\$9,005.34)	
Avail	lable Funds		\$38,194.66
71011	abio i dilas		400/171.00
mprovem	ent Costs		
Gene	eral Maintenance Costs Scheduled		
		\$6,150.00	
	Unscheduled Streetlights	\$4,500.00 \$1,000.00	
٥.	Officeringhie	ψ1,000.00	
Serv	ice Costs Electrical		
	Electrical Water	\$1,000.00	
5.	vvater	\$1,000.00	
Curre	ent Year Improvement Projects		
6.	Landscaping Lakeside Dr/inwood	\$5,000.00	
7.	Paint & Light Repair at Guard Shack	\$3,500.00	
	Subtotal of Item 6	\$8,500.00	
	Subtotal	ψ0,000.00	\$22,150.00
ncidental	Costs Professional Services (Engineer's Report and IP)	#4 000 0°	
7. 8	Contract Services (all other contracts and services)	\$1,000.00 \$3,100.00	
	Publications/Mailings/Communications	\$250.00	
10.		\$3,482.00	
11.	Overhead	\$733.00	
12.	County Auditor Fee	\$60.77	
	Subtotal		\$8,625.77
	Total Improvement Costs		\$30,775.77
	ent to Property (Current) ssment per Single Family Equivalent	\$195.78	
Asse Single		\$195.78 103	\$20,165.34
Asse Single Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment		\$20,165.34
Asse Single Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units		\$20,165.34
Asse Single Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected)	\$7,500.00	\$20,165.34
Asse Single Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) -Term Installment Plan (previously collected) -Term Installment Plan (previously collected)	\$7,500.00 \$36,839.00	\$20,165.34
Asse Single Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units Assessment It Costs (see installment Plan and Summary next page) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year)	\$7,500.00 \$36,839.00 \$0.00	\$20,165.34
Asse Single Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) -Term Installment Plan (previously collected) -Term Installment Plan (previously collected)	\$7,500.00 \$36,839.00	\$20,165.34
Asse Single Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year)	\$7,500.00 \$36,839.00 \$0.00	
Asse Single Total Installmen Short Long Short Long Total	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Linstallment Costs	\$7,500.00 \$36,839.00 \$0.00	
Asse Single Total Installmen Short Long Short Long Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) It-Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs	\$7,500.00 \$36,839.00 \$0.00 \$544.00	
Asse Single Total Installmen Short Long Short Long Total District Ba Total	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Costs	\$7,500.00 \$36,839.00 \$0.00 \$544.00 \$20,165.34 \$30,775.77) \$10,610.43)	
Asse Single Total Installmen Short Long Short Long Total District Ba Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment t Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Costs liance Assessment Improvement Costs Subtotal Available Funds	\$7,500.00 \$36,839.00 \$544.00 \$20,165.34 \$30,775.77] \$40,354.66	
Asse Single Total Installmen Short Long Short Long Total District Ba Total Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Costs Installment Costs Inprovement Costs Subtotal Available Funds Total Funds	\$7,500.00 \$36,839.00 \$0.00 \$544.00 \$20,165.34 \$30,775.77 \$10,610.43 \$40,354.66 \$29,744.23	
Asse Single Total Installmen Short Long Short Long Total District Ba Total Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment t Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Costs liance Assessment Improvement Costs Subtotal Available Funds	\$7,500.00 \$36,839.00 \$544.00 \$20,165.34 \$30,775.77] \$40,354.66	
Asse Singly Total Installmen Short Long Total Total Total Total	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) Le Term Installment Plan (previously collected) Le Term Installment Plan (previously collected) Le Term Installment Plan (collected this year) Le Term Installment Plan (collected this year) Linstallment Costs I Installment Costs I Improvement Costs Subtotal Available Funds Total Funds Installment Cost	\$7,500.00 \$36,839.00 \$0.00 \$544.00 \$20,165.34 \$30,775.77] \$10,610.43) \$40,354.66 \$29,744.23	
Asse Single Total Installmen Short Long Short Long Total Total Total Total	ssment per Single Family Equivalent e Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (previously collected bis year) -Term Installment Plan (collected this year) -Installment Costs Installment Costs Subtotal Available Funds Total Funds Installment Cost	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	
Asse Single Total Installmen Short Long Short Long Total Total Total Total Total Control District Ba	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Linstallment Costs Installment Costs Installment Costs Subtotal Available Funds Total Funds Installment Cost Subtosi Installment Cost Net Balance Leter Subtosi Installment Cost Leter Sub	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00
Asses Single Total Installmen Short Long Short Long Total Total Total Total Total Total District Bases Control District Research Total District National Control District Nati	ssment per Single Family Equivalent le Family Equivalent Benefit Units LASSESSMENT It Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Leterm Installment Costs Leterm Installment Costs Subtotal Leterm Lete	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00
Asse Singing Total Short Long Total Short Long Total Total Total Total Total Total Total Assess Assess Assess	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Linstallment Costs Installment Costs Installment Costs Subtotal Available Funds Total Funds Installment Cost Subtosi Installment Cost Net Balance Leter Subtosi Installment Cost Leter Sub	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00 (\$15,138.77) \$20,165.34
Asses Surply	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Leterm Installment Costs Lance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost notations from other sources Net Balance ict Balance (surplus is +; deficit is ()) Sment Calculation ssment	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00
Asse Single Total Installmen Short Long Short Long Total Total Total Total Total Control District Base Supply Net Asses Surply Net A	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Linstallment Costs Lance Assessment Limprovement Costs Subtotal Available Funds Total Funds Installment Cost ributions from other sources Net Balance Lict Balance (surplus is +; deficit is ()) Sment Calculation Ssment Linit Surplus is subtracted; deficit is added)	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00 \$15,138.77) \$20,165.34 \$15,138.77 \$35,304.11
Asse Singily Total Short	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Costs United Installment Costs Subtotal Available Funds Total Funds Installment Cost Protection of the Cost Net Balance (ict Balance (surplus is +; deficit is ()) Sement Calculation Sement Us or Deficit (surplus is subtracted; deficit is added) Assessment Net Assessment to Property Assessment	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00 (\$15,138.77) \$20,165.34 \$15,138.77 \$35,304.11
Asses Single Total Installmen Short Long Short Long Total Total Total Total Total Total Total Total Total Short Sh	ssment per Single Family Equivalent le Family Equivalent Benefit Units LASSESSMENT LCOSTS (see installment Plan and Summary next page) LTerm Installment Plan (previously collected) LTerm Installment Plan (previously collected) LTerm Installment Plan (collected this year) LTerm Installment Costs LTERM (LTERM (LTER	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00 \$15,138.77) \$20,165.34 \$15,138.77 \$35,304.11
Asses Single Total Installmen Short Long Short Long Total Total Total Total Total Total Total Total Total Short Sh	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment I Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Leterm Installment Plan (collected this year) Linstallment Costs Lance Assessment Lance Assessment Limprovement Costs Subtotal Available Funds Total Funds Linstallment Cost ributions from other sources Net Balance Lict Balance (surplus is +; deficit is (i)) Siment Calculation Sisment List of Deficit (surplus is subtracted; deficit is added) Lassessment Net Assessment to Property Lassessment Letermily Equivalent Benefit Units	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00 (\$15,138.77) \$20,165.34 \$15,138.77 \$35,304.11 103
Asse Singily Total Short Long Total Long Total Total Total Total Total Total Total Total Asses Surply Asses Surply Asses Surply Asses Surply Asses Surply Ref A	ssment per Single Family Equivalent le Family Equivalent Benefit Units I Assessment It Costs (see installment Plan and Summary next page) Leterm Installment Plan (previously collected) Leterm Installment Plan (previously collected) Leterm Installment Plan (collected this year) Leterm Installment Costs Subtotal Available Funds Leterm Cost Subtotal Available Funds Leterm Cost Subtotal Available Funds Leterm Cost Subtotal Leterm Cost Subtotal Available Funds Leterm Leterm Cost Subtotal Available Funds Leterm Leterm Cost Subtotal Available Funds Leterm Lete	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00 \$15,138.77) \$20,165.34 \$15,138.77 \$35,304.11 103 \$342.76
Asses Supplied Total Short Long Short Long Total Total Total Total Total Total Total Asses Supplied Short	ssment per Single Family Equivalent le Family Equivalent Benefit Units LASSESSMENT LCosts (see installment Plan and Summary next page) LTerm Installment Plan (previously collected) LTerm Installment Plan (previously collected) LTerm Installment Plan (collected this year) LTerm Installment Plan (collected this year) LTerm Installment Plan (collected this year) LTerm Installment Costs LTerm Installment Cost LTerm Installment LTerm Installment Cost LTerm Installment LTerm Installment Cost LTerm Installment LTerm Installment LTerm Installment Cost LTerm Installment LTerm Installme	\$7,500.00 \$36,639.00 \$544.00 \$20,165.34 (\$30,775.77) \$40,354.66 \$29,744.23 (\$4,883.00) \$0.00	\$44,883.00 (\$15,138.77) \$20,165.34 \$15,138.77 \$35,304.11 103



HANNAFORD CROSS - INSTALLMENT SUMMARY

District:	Hannaford Cross	S						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$47,200							
Short Term Installment Sumn	nary							
								Approx.
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Total Required
Troject	Installment	Collections	2014	2015	2016	2017	2018	rtequired
	A 5.000	47.500	•		•			400.000
Landscape/Irrigation (Lakeside Dr)	\$5,000	\$7,500	\$0	0	\$0	0	0	\$20,000
Totals:	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$20,000
Long Term Installment Summ	nary							
								Approx. Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Egloff Circle Replanting	\$2,000	\$10,575	\$0	\$0	\$0	\$0	\$0	\$30,000
Fence Repair/Replace-Lakeside (670 feet)	\$2,000	\$20,300	\$150	\$150	\$150	\$150	\$150	\$28,000
Inwood Replanting	\$1,000	\$1,888	\$194	\$194	\$194	\$194	\$194	\$26,000
Tree & landscape improvements	\$1,000	\$1,900	\$200	\$200	\$200	\$200	\$200	\$10,000
(or replacements)								
Totals:	\$6,000	\$34,663	\$544	\$544	\$544	\$544	\$544	\$94,000
			_	_	-	-	_	-

Fund 213 2018-19	ghting District	
		Total Budget
und Balance Calculation Starting Fund Balance (as of April 2018)	\$98,430.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$9,264.00)	
Available Funds		\$89,166.00
nprovement Costs		
General Maintenance Costs		
1. Scheduled	\$4,660.00	
Unscheduled Streetlights	\$7,500.00 \$1,500.00	
o. Ottobinghia	ψ1,000.00	
Service Costs 4. Electrical	\$1,000.00	
5. Water	\$1,500.00	
Comment Versiland and Device to		
Current Year Improvement Projects 6. Landscaping Retrofits (mini-park)	\$5,000.00	
Sublotal of Item 6	\$5,000.00	
Subtotal	,5.00	\$21,160.00
acidental Costs		
7. Professional Services (Engineer's Report and IP)	\$1,000.00	
Contract Services (all other contracts and services) Publications/Mailings/Communications	\$3,100.00 \$250.00	
10. Staff	\$2,638.00	
11. Overhead 12. County Auditor Fee	\$755.00 \$66.67	
	900.07	+7.000 (7
Subtotal		\$7,809.67
Total Improvement Costs		\$28,969.67
ssessment to Property (Current) Assessment per Single Family Equivalent Single Family Equivalent Benefit Units	\$183.58 113	
Total Assessment		\$20,744.54
istallment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$7,000.00	
Long-Term Installment Plan (previously collected)	\$54,577.00	
Short-Term Installment Plan (collected this year) Long-Term Installment Plan (collected this year)	\$0.00 \$2,000.00	
Total Installment Costs	\$2,000.00	\$63,577.00
istrict Balance	\$20,744.54	
Total Assessment	(\$28,969.67)	
Total Improvement Costs	(\$8,225.13)	
Total Improvement Costs Subtotal	\$89,166.00	
Total Improvement Costs Subtotal Total Available Funds Total Funds	\$89,166.00 \$80,940.87	
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost	\$80,940.87 (\$63,577.00)	
Total Improvement Costs Subtotal Total Available Funds Total Funds	\$80,940.87	
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost Contributions from other sources	\$80,940.87 (\$63,577.00) \$0.00	\$17,363.87
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ())	\$80,940.87 (\$63,577.00) \$0.00	
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ())	\$80,940.87 (\$63,577.00) \$0.00	\$20,744.54
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ())	\$80,940.87 (\$63,577.00) \$0.00	
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ()) et Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added)	\$80,940.87 (\$63,577.00) \$0.00	\$20,744.54 (\$17,363.87
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ()) et Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Illocated Net Assessment to Property Net Assessment	\$80,940.87 (\$63,577.00) \$0.00	\$20,744.54 (\$17,363.87) \$3,380.67
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ()) et Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment	\$80,940.87 (\$63,577.00) \$0.00	\$20,744.54 (\$17,363.87) \$3,380.67
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ()) et Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Illocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units	\$80,940.87 (\$63,577.00) \$0.00	\$20,744.54 (\$17,363.87) \$3,380.67 \$3,380.67
Total Improvement Costs Subtotal Total Available Funds Total Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ()) et Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Illocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units	\$80,940.87 (\$63,577.00) \$0.00	\$20,744.54 (\$17,363.87) \$3,380.67 \$3,380.67



LAKE NATOMA SHORES - INSTALLMENT SUMMARY

District:	Lake Natoma Sh	ores						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$98,430							
Short Term Installment Sumr	nary							
								Approx. Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
110,000	Installment	Collections	2014	2015	2016	2017	2018	rioquiiou
Forrest Street - shrub & tree	\$5,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$10,000
replacement					, ,	,		
Totals:	\$5,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Long Term Installment Sumn	nary							
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Years 2-5 2015	Years 5-10 2016	Years 10-20 2017	Years 20-30 2018	Required
Forrest Street/Folsom Frontage	\$1,000	\$27,970	\$500	\$500	\$500	\$500	\$500	\$45,000
Signage Repair/Replacement	\$1,000	\$12,607	\$500	\$500	\$500	\$500	\$500	\$15,000
Muerer Relandscaping/irrigation	\$1,000	\$1,750	\$250	\$250	\$250	\$250	\$250	\$8,000
Turf repair/irrigation upgrades	\$1,000	\$1,750	\$250	\$250	\$250	\$250	\$250	\$22,000
Tree & landscape improvements (or replacements)	\$1,000	\$2,500	\$500	\$500	\$500	\$500	\$500	\$16,000
Totals:	\$5,000	\$46,577	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$106,000

City of Folsom Los Cerros Landscaping and Lighting District Fund 204 2018-19

		Total Budge
nd Balance Calculation		
Starting Fund Balance (as of April 2018)	\$141,000.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$18,237.09)	
Available Funds		\$122,762.9

mprove	ment Costs		
	neral Maintenance Costs		
1.	Scheduled	\$7,640.00	
2.	Unscheduled	\$7,500.00	
3.	Streetlights	\$2,000.00	
	rvice Costs		
4.	Electrical	\$2,870.00	
5.	Water	\$2,500.00	
	rrent Year Improvement Projects		
6.	LED light/landscape updates/changes	\$5,000.00	
7.	Replant Entries (E. Bidwell & Riley)	\$3,500.00	
	Subtotal of Item 6	\$8,500.00	
	Subtotal	•	\$31,010.00
ncidenta	al Costs		
8.	Professional Services (Engineer's Report and IP)	\$1,000.00	
9.	Contract Services (all other contracts and services)	\$3,100.00	
10.	Publications/Mailings/Communications	\$250.00	
	Staff	\$4,325.00	
	Overhead	\$1,761.00	
13.	County Auditor Fee	\$198.83	
	Subtotal	•	\$10,634.83

ssessment to Property (Current)		
Assessment per Single Family Equivalent	\$121.18	
Single Family Equivalent Benefit Units	337	
Total Assessment	-	\$40,837.66

Short-Term Installment Plan (previously collected)	\$3,000.00	
Long-Term Installment Plan (previously collected)	\$135,300.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$3,400.00	
Total Installment Costs	·	\$141,700.0

Total Assessment	\$40,837.66	
Total Improvement Costs	(\$41,644.83)	
Subtotal	(\$807.17)	
Total Available Funds	\$122,762.91	
Total Funds	\$121,955.74	
Total Installment Cost	(\$141,700.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$19,744.26)	
District Balance (surplus is +; deficit is ())	(5	19,744.

Net Assessment Calculation Assessment	\$40.837.66
Surplus or Deficit (surplus is subtracted; deficit is added)	\$19,744.26
Net Assessment	\$60,581.92
Nocated Net Assessment to Property	
Allocated Net Assessment to Property Net Assessment	\$60.581.92
Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units	\$60,581.92 33

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$179.77)
Allocated Assessment to Property	\$121.18
Per Parcel Surplus (+) or Deficit (-)	(\$58.59)



Los Cerros – Installment Summary

District:	Los Cerros							
Fiscal Year:	2018-19							
Fund Balance (2018)	\$141,000							
Short Term Installment Summary								
Short renn matamment Summar	<i>y</i>							Approx.
								Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Year 2 ¹ 2015	Year 3 2016	Year 4 2017	Year 5 2018	Required
Cruickshank/Woodsmoke-bark/plants	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$10,000
, , , , , , , , , , , , , , , , , , ,	. , , , ,	, , , , , ,	, ,					, .,,
Totals:	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Long Term Installment Summary	,							
								Approx.
Project	Yearly Installment	Prior Years Collections	Year 2014	Years 2-5 2015	Years 5-10 2016	Years 10-20 2017	Years 20-30 2018	Required
Ones Conse Basel	\$2,000	\$29,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Open Space Parcel-management (weed abatement/tree removal)	\$2,000	\$29,000	φυ	\$ 0	\$0	φυ	\$0	\$33,000
Wall Repair/Paint	\$2,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$54,000
(1800 feet)								
Tree & landscape improvements (or replacements)	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$44,000
Signage Replacement	\$500	\$1,500	\$250	\$250	\$250	\$250	\$250	\$4,000
Landscape light (repair)	\$500	\$15,000	\$250	\$250	\$250	\$250	\$250	\$5,000
E. Bidwell-tree/shrub replacement	\$7,000	\$9,500	\$0	\$0	\$0	\$0	\$0	\$5,000
Riley Street-tree/shrub replacement	\$5,000	\$12,700	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$5,000
Irrigation Upgrades/replacement	\$2,000	\$6,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000
Totals:	\$21,000	\$121,700	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$157,000

City of Folsom
Natoma Station Landscaping and Lighting District
Fund 207
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	(\$102,577.00)	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$77,693.55)	
Available Funds		(\$180,270.55)

Improven	nent Costs		
	neral Maintenance Costs		
1.	Scheduled	\$53,096.00	
	Unscheduled	\$30,000.00	
3.	Streetlights	\$3,000.00	
	vice Costs		
4.	Electrical	\$6,504.00	
5.	Water	\$20,550.00	
Cur	rent Year Improvement Projects		
6.	No planned projects	\$0.00	
	9	Subtotal of Item 6 \$0.00	
	Subtotal	40.00	\$113,150.00
Incidenta	I Costs		
7.	Professional Services (Engineer's Reg	oort and IP) \$1,000.00	
8.	Contract Services (all other contracts	and services) \$3,100.00	
9.	Publications/Mailings/Communication	s \$250.00	
10.	Staff	\$30,067.00	
1 1.	Overhead	\$5,417.00	
12.	County Auditor Fee	\$1,119.37	
	Subtotal		\$40,953.37
	Total Improvement Costs		\$154,103.37

sessment to Property (Current)		
Assessment per Single Family Equivalent	\$91.70	
Single Family Equivalent Benefit Units	1,897.23	
Total Assessment	\$17	3,976.3

Short-Term Installment Plan (previously collected)	\$30,000.00
Long-Term Installment Plan (previously collected)	\$97.220.00
Short-Term Installment Plan (collected this year)	\$0.00
Long-Term Installment Plan (collected this year)	\$800.00

Total Assessment	\$173,976.36
Total Improvement Costs	(\$154,103.37)
Subtotal	\$19,872.99
Total Available Funds	(\$98,740.55)
Total Funds	(\$78,867.56)
Total Installment Cost	(\$128,020.00)
Contributions from other sources	\$0.00
Net Balance	(\$206,887.56)
District Balance (surplus is +; deficit is ())	(\$206,887.

et Assessment Calculation Assessment	\$173,976.36
Surplus or Deficit (surplus is subtracted; deficit is added)	\$206,887.56
Net Assessment	\$380,863.92
located Net Assessment to Property	
located Net Assessment to Property Net Assessment	\$380,863.92
	\$380,863.92

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$200.75)
Allocated Assessment to Property	\$91.70
Per Parcel Surplus (+) or Deficit (-)	(\$109.05



NATOMA STATION - INSTALLMENT SUMMARY

District:	Natoma Station							
Fiscal Year:	2018-19							
Fund Balance (2018)	(\$102,577)							
Short Term Installment Summar								
Short Term installment Summa	y							Approx.
Dor's et	Vend	Deleta Verses	V4	V0	V 2	V4	V	Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Required
Shrub Replacement-Blue Ravine	\$2,000	\$24,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub/Tree Replacement-Turnpike	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Shrub Replacement-Iron Point	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Totals:	\$6,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Long Term Installment Summar	y 							
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Years 2-5 2015	Years 5-10 2016	Years 10-20 2017	Years 20-30 2018	Required
Tree & landscape improvements	\$10,000	\$14,000	\$0	\$0	\$0	\$0	\$0	\$160,000
(or replacements) Wetland area improvement	\$1,000	\$1,250	\$0	\$0	\$0	\$0	\$0	\$30,000
Wall Repair/Painting (7800 feet)	\$20,000	\$24,000	\$0	\$0	\$0	\$0	\$0	234000
				·	-	·		
Mini Park-replanting/bark (2 parks at 1/2 acre)	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$60,000
Road Paver replacement	\$500	\$20,170	\$0	\$0	\$0	\$0	\$0	\$40,000
Signage Repair Replacement	\$1,000	\$16,250	\$0	\$0	\$0	\$0	\$0	\$23,000
Shrub Replacement-Blue Ravine	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$60,000
Shrub Replacement-Turnpike	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub Replacement-Iron Point	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$45,000
Sidewalk repair	\$1,000	\$1,250	\$0	\$0	\$0	\$0	\$0	\$80,000
Paver replacement/repair	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$80,000
Irrigation upgrades for water conservation (turf)	\$2,000	\$4,400	\$800	\$800	\$800	\$800	\$800	\$56,000
			0	0	0	0	0	\$100,000
Art repair fund	\$5,000	0	U	U	Ŭ		-	7,

	City of Folsom Natoma Valley Landscaping and Ligh Fund 232 2018-19	nting District	
			Total Budget
	ance Calculation ting Fund Balance (as of April 2018)	\$134,400.00	
	mated Reserve to finance approx. first 6 months of 18-19	(\$30,212.26)	
Avai	lable Funds		\$104,187.74

mprovem	ent Costs		
Gene	eral Maintenance Costs		
1. 2	Scheduled Unscheduled	\$12,110.00 \$5,000.00	
	Streetlights	\$500.00	
Can	in Cools		
4.	ice Costs Electrical	\$1,500.00	
	Water	\$2,000.00	
Curr	ent Year Improvement Projects		
	Mulch/plant replacement (Natoma & Green Valley)	\$8,000.00	
	Subtotal of Item 6	\$8,000.00	\$29,110.00
			*=-,
ncidental	Costs Professional Services (Engineer's Report and IP)	\$1,000.00	
8.	Contract Services (all other contracts and services)	\$3,100.00	
9.	Publications/Mailings/Communications	\$250.00	
10.	Staff	\$6,858.00	
11. 12	Overhead County Auditor Fee	\$725.00 \$46.61	
	odany radio 100	Ų 10.0 T	
	Subtotal		\$11,979.61
	Total Improvement Costs		\$41,089.61
Assessme	ent to Property (Current)		
Asse	essment per Single Family Equivalent	\$856.37	
	le Family Equivalent Benefit Units	79	
	I Assessment		\$67,653.23
Tota			
	nt Costs (see installment Plan and Summary next page)		
nstallmen		***	
installmen Shor	t-Term Installment Plan (previously collected)	\$0.00 \$0.00	
Installmen Shor Long Shor	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year)	\$0.00 \$0.00	
Shor Long Shor Long Long	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year)	\$0.00	
Shor Long Shor Long Long	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year)	\$0.00 \$0.00	\$0.00
Shor Long Shor Long Tota	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs	\$0.00 \$0.00 \$0.00	\$0.00
Short Long Short Long Tota District Ba	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs	\$0.00 \$0.00 \$0.00	\$0.00
nstallmen Shor Long Shor Long Tota District Ba Total	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00
Shor Long Shor Long Tota District Ba Total	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00 \$67,653.23 (\$41,089.61) \$26,563.62 \$104,187.74	\$0.00
Short Long Short Long Total District Ba Total Total	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$67,653.23 (\$41,089.61) \$26,563.62 \$104,187.74 \$130,751.36	\$0.00
Short Long Short Long Total District Ba Total Total Total	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00 \$67,653.23 (\$41,089.61) \$26,563.62 \$134,187.74 \$130,751.36	\$0.00
Short Long Short Long Tota District Ba Total Total Total Total Cont	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs Installment Costs	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$67,653.23 (\$41,089.61) \$26,563.62 \$104,187.74 \$130,751.36	\$0.00
Shor Long Shor Long Total District Ba Total Total Total Cont	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) I Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$0.00
Short Long Short Long Short Long Total Total Total Total Total Cont District Base Total	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	
Short Long Total T	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36
Short Long Total Total Total Total Cont District Bases Asses Asses Asses Asses Asses Short Long Total District Bases Asses Ass	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	
Short Long Short Long Total Total Total Total Total Total Short Sh	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36 \$67,653.23
Short	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) t-Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36 \$67,653.23 (\$130,751.36
Shor Long Shor Long Shor Long Shor Total Short S	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36 \$67,653.23 (\$130,751.36 (\$63,098.13
Short Long Short Total Total Control Total C	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36 \$67,653.23 (\$130,751.36 (\$63,098.13
Short Long Short Total Total Control Total C	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36 \$67,653.23 (\$130,751.36 (\$63,098.13
Shor Long Shor Total Total Total Total Total Total Total Total Asses Surp Net Asses Surp Net Allocated Net e Single Allocated	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36 \$67,653.23 \$130,751.36 \$63,098.13
Shor Long Shor Long Shor Long Shor Long Shor Total Total Total Total Total Total Total Total Control District 8: Asses Surp Net Asses Surp Ne	t-Term Installment Plan (previously collected) -Term Installment Plan (previously collected) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Term Installment Plan (collected this year) -Installment Costs	\$67,653,23 \$41,089,61) \$26,563,62 \$104,187,74 \$130,751,36 \$0.00 \$0.00	\$130,751.36 \$67,653.23 \$130,751.36 \$63,098.13



NATOMA VALLEY - INSTALLMENT SUMMARY

District:	Natoma Valley				I		1	
Fiscal Year:	2018-19							
Fund Balance (2018)	\$134,400							
Short Term Installment Sumr	mary							A
								Approx. Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
.,,	Installment	Collections	2014	2015	2016	2017	2018	
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Sumr	mary							
								Approx. Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
FTOJECE	Installment	Collections	2014	2015	2016	2017	2018	rvedanea
Landscape replacement	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Wall Repair/Replacement	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
wali Repair/Replacement	\$5,000	\$0	φU	\$0	\$0	\$0	φU	\$50,000
Streetlight repair	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
Irrigation upgrades	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Totals:	\$13,000	\$0*	\$0	\$0	\$0*	\$0	\$0	\$118,000
	+							
	A				of Diatria			

^{*}Funds were allocated per Agreement to landowner for reimbursement of District Improvements.

	City of Folsom Prospect Ridge Landscaping and Ligh Fund 285 2018-19	nting District	
			Total Budget
	nlance Calculation arting Fund Balance (as of April 2018)	\$4,900.00	
	timated Reserve to finance approx. first 6 months of 18-19	(\$4,200.48)	
Ava	ailable Funds		\$699.52
•	ment Costs		
	neral Maintenance Costs Scheduled	\$4,500.00	
2.	Unscheduled	\$3,000.00	
3.	Streetlights	\$415.00	
Sei	rvice Costs		
4.	Electrical Water	\$750.00 \$2,000.00	
		ψ <u>2</u> ,000.00	
	rrent Year Improvement Projects No planned projects	\$0.00	
	Subtatal of Ilam 4	<u>en nn</u>	
	Subtotal of Item 6	\$0.00	\$10,665.00
Incidenta			
7.	Professional Services (Engineer's Report and IP)	\$1,000.00	
8. 9.	Contract Services (all other contracts and services) Publications/Mailings/Communications	\$1,000.00 \$250.00	
10.	Staff	\$600.00	
	Overhead	\$2,400.00	
12.	County Auditor Fee	\$20.65	
	Subtotal		\$5,270.65
	Total Improvement Costs		\$15,935.65
Assessn	nent to Property (Current)		
	sessment per Single Family Equivalent	\$1,074.97	
	gle Family Equivalent Benefit Units tal Assessment	8.75	\$9,405.99
Installme	ent Costs (see installment Plan and Summary next page)		
	ort-Term Installment Plan (previously collected)	\$0.00 \$0.00	
	ng-Term Installment Plan (previously collected) ort-Term Installment Plan (collected this year)	\$0.00 \$0.00	
Lor	ng-Term Installment Plan (collected this year)	\$0.00	
Tot	tal Installment Costs		\$0.00
District E	Balance		
	al Assessment	\$9,405.99	
ıot	al Improvement Costs Subtotal	(\$15,935.65)	
Tot	al Available Funds	\$699.52	
т.,	Total Funds	(\$5,830.14)	
	al Installment Cost ntributions from other sources	\$0.00 \$0.00	
2.01	Net Balance	(\$5,830.14)	
Dis	strict Balance (surplus is +; deficit is ())		(\$5,830.14)
	essment Calculation		
Net Asse	sessment		\$9,405.99
Ass	rplus or Deficit (surplus is subtracted; deficit is added)		\$5,830.14 \$15,236.13
Ass Sur	t Assessment		
Ass Sur Net	t Assessment d Net Assessment to Property		
Ass Sui Nei Allocated Nei			\$15,236.13

Comparison of Net Assessment and Assessment Allocated Net Assessment to Property Allocated Assessment to Property Per Parcel Surplus (+) or Deficit (-)



(\$1,741.27) \$1,074.97 (\$666.30)

PROSPECT RIDGE - INSTALLMENT SUMMARY

District:	Prospect Ridge					I		
Fiscal Year:	2018-19							
Fund Balance (2018)	\$4,900							
Short Term Installment Sumn	nary							Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2017	2018	2019	2020	2021	
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summ	nan/							
Long Term installment Sumi	lai y							
								Approx.
	No. 1			V 0.5				Total
Project	Yearly Installment	Prior Years Collections	Year 1 2017	Years 2-5 2018	Years 5-10 2019	Years 10-20 2020	Years 20-30 2021	Required
	modimion	Collections	2017	2010	2013	2020	2021	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		-		•			•	•
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		-				·		
		-		•			•	•
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Ţ.	Ų,	Ψ**	Ů.	***	**	40	Ψ.
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	City of Folsom Prairie Oaks Ranch Landscaping and Li Fund 236 2018-19	ighting District	
			Total Budget
	ance Calculation ting Fund Balance (as of April 2018)	(\$266,800.00)	
	mated Reserve to finance approx. first 6 months of 18-19	(\$87,629.88)	
Avai	lable Funds		(\$354,429.88)
	ant Cooks		
	ent Costs		
	eral Maintenance Costs Scheduled	\$96,876.00	
	Unscheduled	\$35,000.00	
3.	Streetlights	\$2,000.00	
Son	rice Costs		
	Electrical	\$3,500.00	
	Water	\$32,000.00	
0	cont Voor Improvement Projects		
	ent Year Improvement Projects No planned projects	\$0.00	
٥.	- F - V- E	\$0.00	
	Subtotal of Item 6	\$0.00	
	Subtotal Subtotal	φυ.υυ	\$169,376.00
ncidental	Costs Professional Services (Engineer's Report and IP)	\$1,000.00	
	Contract Services (all other contracts and services)	\$3,100.00	
9.	Publications/Mailings/Communications	\$250.00	
	Staff	\$54,858.00	
	Overhead County Auditor Fee	\$6,421.00 \$541.99	
12.	County Auditor Fee	\$541.99	
	Subtotal		\$66,170.99
	Total Improvement Costs		\$235,546.99
	December 10		
ASSESSM	ent to Property (Current)		
	essment per Single Family Equivalent	\$213.61	
	le Family Equivalent Benefit Units I Assessment	918.62	\$196,226.42
1012	i Assessment		\$190,220.42
nstallmer	nt Costs (see installment Plan and Summary next page)		
	t-Term Installment Plan (previously collected)	\$117,200.00	
Long	1-Term Installment Plan (previously collected)	\$97,711.00	
	t-Term Installment Plan (collected this year)	\$0.00 \$0.00	
Shor	I-Term Installment Plan (collected this vear)		
Shor Long	p-Term Installment Plan (collected this year) I Installment Costs		\$214,911.00
Shor Long Tota	I Installment Costs		\$214,911.00
Short Long Tota District B. Tota	I Installment Costs alance I Assessment	\$196,226.42	\$214,911.00
Short Long Tota District B. Tota	I Installment Costs alance I Assessment I Improvement Costs	\$196,226.42 (\$235,546.99)	\$214,911.00
Short Long Tota District B. Tota Tota	I Installment Costs Idence Assessment Improvement Costs Subtotal	\$196,226.42 _(\$235,546.99) _(\$39,320.57)	\$214,911.00
Short Long Tota District B. Tota Tota	I Installment Costs alance I Assessment I Improvement Costs	\$196,226.42 (\$235,546.99)	\$214,911.00
Short Long Total District B. Total T	I Installment Costs Idance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost In	\$196,226.42 (\$235,546.99) (\$39,320.57) (\$354,429.88) (\$393,750.45) (\$214,911.00)	\$214,911.00
Short Long Total District B. Total T	I Installment Costs alance I Assessment I Improvement Costs Subtotal I Available Funds Total Funds Total Funds Installment Cost ributions from other sources	\$196,226.42 (\$235,546.99) (\$39,320.57) (\$354,429.88) (\$393,750.45) (\$214,911.00) \$0.00	\$214,911.00
Short Long Total District B. Total T	I Installment Costs Idance Assessment Improvement Costs Subtotal Available Funds Total Funds Installment Cost In	\$196,226.42 (\$235,546.99) (\$39,320.57) (\$354,429.88) (\$393,750.45) (\$214,911.00)	\$214,911.00
Short Long Tota District B Tota Tota Tota Tota Tota Con	I Installment Costs alance I Assessment I Improvement Costs Subtotal I Available Funds Total Funds Total Funds Installment Cost ributions from other sources	\$196,226.42 (\$235,546.99) (\$39,320.57) (\$354,429.88) (\$393,750.45) (\$214,911.00) \$0.00	\$214,911.00
Short Long Total District B. Total Total Total Total Continued to the continue of the con	I Installment Costs Idance Assessment Improvement Costs Subtotal Available Funds Idvailable Funds Installment Cost ributions from other sources Net Balance	\$196,226.42 (\$235,546.99) (\$39,320.57) (\$354,429.88) (\$393,750.45) (\$214,911.00) \$0.00	
Short Long Total District B Total Total Total Total Total Confidence of the Co	I Installment Costs Idance I Assessment I Improvement Costs Subtotal I Available Funds Total Funds I Installment Cost ributions from other sources Net Balance rict Balance (surplus is +; deficit is ())	\$196,226.42 (\$235,546.99) (\$39,320.57) (\$354,429.88) (\$393,750.45) (\$214,911.00) \$0.00	

Allocated Net Assessment to Property
Net Assessment
Single Family Equivalent Benefit Units

Allocated Net Assessment to Property

Comparison of Net Assessment and Assessment Allocated Net Assessment to Property Allocated Assessment to Property Per Parcel Surplus (+) or Deficit (-)



\$804,887.87 919

> (\$876.19) \$213.61 (\$662.58)

PRAIRIE OAKS RANCH - INSTALLMENT SUMMARY

District:	Prairie Oaks Ran	ch						
Fiscal Year:	2018-19							
Fund Balance (2018)	(\$266,800)							
Short Term Installment Summary	1							
								Approx.
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Total Required
Project	Installment	Collections	2014	2015	2016	2017	2018	Required
Fence Repair/Replacement	\$20,000	\$79,700	\$0	\$0	\$0	\$0	\$0	\$150,000
(1/2 fence=5000 feet)								
Open Space/Weed Abatement	\$10,000	\$12,500	\$0	\$0	\$0	\$0	\$0	\$50,000
Fence Painting	\$20,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Totals:	\$50,000	\$117,200	\$0	\$0	\$0	\$0	\$0	\$300,000
Long Term Installment Summary								
								Approx. Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
110,000	Installment	Collections	2014	2015	2016	2017	2018	110441104
Wall Repair/Repaint	\$20,000	\$30,711	\$0	\$0	\$0	\$0	\$0	\$116,000
(4500 feet)	,,,,,,,,	*******			***		,,,	4,
Fence Repair/Replacement	\$10,000	\$12,500	\$0	\$0	\$0	\$0	\$0	\$150,000
(1/2 fence=5000 feet)								
Grover Landscaping-replace	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$112,500
Russi Landscaping-replace	\$10,000	\$12,500	\$0	\$0	\$0	\$0	\$0	\$147,500
Iron Point Landscaping-replace	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$30,000
Blue Ravine Landscaping-replace	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$50,000
Signage Repair/Replacement	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$36,000
Tree & landscape improvements (or rep		\$22,500	\$0	\$0	\$0	\$0	\$0	\$150,000
Totals:	\$73,000	\$97,711	\$0	\$0	\$0	\$0	\$0	\$792,000

Stanting Fund Balance (as of April 2018) S68,388.00		The Residences At ARC (Oak Ave) Landscaping Fund 271 2018-19	g and Eighting Dis	strict
Selection				Total Budget
Available Funds			888 UU	
Improvement Costs Scenario Maintenance Costs Scheduled \$3,267.00				
Ceneral Maintenance Costs 1. Scheduled \$3,267.00 2. Unscheduled \$2,000.00 3. Streetlights \$100.00 \$2,000.00 3. Streetlights \$100.00 \$2,000.00 4. Electrical \$200.00 5. Water \$800.00 \$2,000.00 \$4. Electrical \$200.00 \$5. Water \$800.00 \$2,000.00 \$6. Current Year Improvement Projects \$6. Landscape Oak Ave/ARC \$3,500.00 \$9,867.0 \$9,867.0 \$1,550.00 \$1	Ava	ailable Funds		\$64,313.72
Ceneral Maintenance Costs 1. Scheduled \$3,267.00 2. Unscheduled \$2,000.00 3. Streetlights \$100.00 \$2,000.00 3. Streetlights \$100.00 \$2,000.00 4. Electrical \$200.00 5. Water \$800.00 \$2,000.00 \$4. Electrical \$200.00 \$5. Water \$800.00 \$2,000.00 \$6. Current Year Improvement Projects \$6. Landscape Oak Ave/ARC \$3,500.00 \$9,867.0 \$9,867.0 \$1,550.00 \$1	Imp <u>rover</u>	ment Costs		
1. Scheduled \$3,3,267.00 2. Unscheduled \$2,000.00 3. Streetlights \$100.00 Service Costs 4. Electrical \$200.00 5. Water \$200.00 Current Year Improvement Projects 6. Landscape Oak Ave/ARC \$3,500.00 Subtotal \$200.00 Subtotal \$2,500.00 Subtotal \$3,500.00 Subtotal \$4,640.00 Subtotal \$4,000.00				
3. Streetights	1.	Scheduled		
Service Costs 4. Electrical \$200.00				
4. Electrical \$200.00 5. Water \$800.00 Current Year Improvement Projects 6. Landscape Oak Ave/ARC \$3,500.00 Subtotal \$5ubtotal of filem 6 \$3,500.00 Subtotal \$5ubtotal \$500.00 Subtotal \$500.00 Subtotal \$500.00 Subtotal \$500.00 Subtotal \$500.00 Subtotal \$500.00 Subtotal \$500.00 Professional Services (Engineer's Report and IP) \$500.00 Subtotal \$1,550.00 Publications/Mailings/Communications \$125.00 10. Staff \$1,550.00 Publications/Mailings/Communications \$125.00 11. Overhead \$464.00 12. County Auditor Fee \$10.03 Subtotal \$4,499.00 Total Improvement Costs \$11,366.00 Assessment per Single Family Equivalent \$536.67 Single Family Equivalent Benefit Units \$17 Res 1 - Assessment Total Assessment \$9,123.3 Installment Costs (see installment Plan proviously collected) \$15,000.00 Short-Term Installment Plan (previously collected) \$15,000.00 Short-Term Installment Plan (previously collected) \$15,000.00 Short-Term Installment Plan (previously collected) \$15,000.00 Short-Term Installment Plan (collected this year) \$2,000.00 Long-Term Installment Plan (collected this year) \$2,000.00 Total Installment Costs \$11,366.03 Subtotal \$58,500.00 Total Installment Cost \$500.00 Total Installment Cost \$500.00 Not Assessment \$9,123.39 Total Funds Total Assessment \$9,123.39 Total Funds Total Assessment \$9,123.39 Total Funds Tot		-	₩100.00	
S. Water	<u>Ser</u> 4.	rvice Costs Flectrical	\$200.00	
Subtotal Subtotal of Item 6 \$3,500.00				
Subtotal Subtotal of Item 6 \$3,500.00	Cur	rrent Year Improvement Projects		
Incidental Costs Section Services (Engineer's Report and IP) S500.00			\$3,500.00	
Incidental Costs Section Services (Engineer's Report and IP) S500.00				
Incidental Costs Professional Services (Engineer's Report and IP) \$500.00			\$3,500.00	00 740 0°
Professional Services (Engineer's Report and IP)				₩.١٥٥,∀\$
8. Contract Services (all other contracts and services) 9. Publications/Mailings/Communications 10. Staff 11. Overhead 12. County Auditor Fee 11. Subtotal 12. County Auditor Fee 11. Subtotal 13. Subtotal 14. Assessment to Property (Current) 15. Assessment to Property (Current) 16. Assessment per Single Family Equivalent 17. Res 1 - Assessment 18. 17. Res 1 - Assessment 18. 17. Total Assessment 18. 17. Total Assessment 18. 18. 18. 18. 19. 19. 19. 19. 19. 19. 19. 19. 19. 19			\$500.00	
10. Staff	8.	Contract Services (all other contracts and services)	\$1,550.00	
11. Overhead \$464.00 \$10.03 \$4,499.0 \$10.03 \$4,499.0 \$10.03 \$14,366.00 \$10.03 \$14,366.00 \$10.03 \$14,366.00 \$10.03 \$14,366.00 \$10.03 \$14,366.00 \$10.03 \$14,366.00 \$10.03 \$14,366.00 \$10.03				
Subtotal S4,499.0 S14,366.0 S15,300.0 S15,30	11.	Overhead		
Total Improvement Costs \$14,366.0			\$10.03	
Assessment to Property (Current) Assessment per Single Family Equivalent Single Family Equivalent Benefit Units Res 1 - Assessment Total Assessment Sy,123.3 Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) Long-Term Installment Plan (previously collected) Short-Term Installment Plan (collected this year) Long-Term Installment Plan (collected this year) Total Installment Costs Sy,123.39 District Balance Total Assessment Sy,123.39 Total Installment Costs Subtotal Sy,123.39 Total Installment Costs Subtotal Sy,123.39 Total Installment Cost Sy,123.39 Total Installment Cost Sy,123.39 Total Installment Cost Sy,123.39 Total Installment Cost Sy,123.39 So,123.39 Total Installment Cost Sy,123.39 Sy,123.39 Total Installment Cost Sy,123.39 Sy,123.39 Net Assessment Sy,123.39 District Balance (surplus is +; deficit is ()) Sy,123.39 Net Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Sy,123.39 Sy,123.39 Allocated Net Assessment to Property The Residences at ARC I Net Assessment to Property The Residences at ARC I Net Assessment to Property The Residences at ARC I Net Assessment to Property The Residences at ARC I Net Assessment to Property The Residences at ARC I Net Assessment to Property The Residences at ARC I Net Assessment to Property The Residences at ARC I Net Assessment and Assessment The Residences at ARC I		Subtotal		\$4,499.03
Assessment to Property (Current) Assessment per Single Family Equivalent \$536.67 Single Family Equivalent Benefit Units 17 Res 1 - Assessment \$9,123.3 Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) \$40,000.00 Long-Term Installment Plan (previously collected) \$15,000.00 Short-Term Installment Plan (collected this year) \$2,000.00 Long-Term Installment Plan (collected this year) \$2,000.00 Long-Term Installment Plan (collected this year) \$1,500.00 Total Installment Costs \$15,000.00 Total Installment Costs \$1,500.00 Statistical Available Funds \$80,123.39 Total Available Funds \$80,123.72 Total Installment Cost \$85,242.64 Total Installment Cost \$85,850.00 Contributions from other sources \$0.00 Net Assessment Calculation \$871.08 District Balance (surplus is +: deficit is (t)) \$571.08 Net Assessment Calculation \$8,552.3 Allocated Net Assessment to Property \$8,552.3 Allocated Net Assessment to Property \$8,552.3 Comparison of Net Assessment to Property \$8,552.3 Comparison of Net Assessment and Assessment \$8,552.3 Comparison of Net Assessment \$8,552.3 Comparison of Net Assessment \$8,552.3 Comparison of Net Assessm		T-t-Limiter womant Cooks		¢14.266.02
Assessment per Single Family Equivalent Single Family Equivalent Benefit Units Res 1 - Assessment Total Assessment S9,123.3 Installment Costs (See Installment Plan and Summary next page) Short-Term Installment Plan (previously collected) Long-Term Installment Plan (previously collected) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (collected this year) Long-Term Installment Plan (collected this year) Total Installment Costs S8,500.00 District Balance Total Assessment S9,123.39 Total Installment Costs Sibulotal S		Total improvement Gosts		ψ1·1,000
Assessment per Single Family Equivalent Single Family Equivalent Benefit Units Res 1 - Assessment Total Assessment S9,123.3 Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) S\$8,500.00 Total Installment Costs S\$9,123.39 Stational S\$9,123.39 S\$8,500.00 S\$71.08 S\$9,123.39 Total Installment Costs S\$9,123.39 Subtotal S\$9,123.39 Substotal S\$9,123.39 S	Assessm	nent to Property (Current)		
Single Family Equivalent Benefit Units S9,123.3			¢536.67	
Total Assessment	Sing	gle Family Equivalent Benefit Units		
Installment Costs (see installment Plan and Summary next page)	Res	s 1 - Assessment		\$9,123.3
Installment Costs (see installment Plan and Summary next page)	Tot	tal Assessment		\$9,123.39
Short-Term Installment Plan (previously collected)				
Long-Term Installment Plan (previously collected) \$15,000.00	installme	ent Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (collected this year) \$2,000.00				
Total Installment Costs \$58,500.0	Sho	ort-Term Installment Plan (collected this year)	\$2,000.00	
District Balance			\$1,500.00	¢50 500 00
Total Assessment		al Installment Costs		\$50,000.00
Total Improvement Costs	Tot			
Subtotal (\$5,242.64) Total Available Funds 7 \$64,313.72 Total Funds 59,9071.08 Total Funds 59,9071.08 Total Installment Cost (\$58,500.00) Contributions from other sources \$571.08 District Balance (surplus is +; deficit is ())	District E		** 402.20	
Total Funds \$59,071.08 Total Installment Cost \$559,000.00 Contributions from other sources \$0.00 Net Balance \$571.08 District Balance (surplus is +: deflicit is ()) **Source of the season of the	District E	al Assessment		
Total Installment Cost	District E Tot Tot	al Assessment al Improvement Costs Subtotal	(\$14,366.03) (\$5,242.64)	
Net Balance	District E Tot Tot	al Assessment al Improvement Costs Subtotal al Available Funds	(\$14,366.03) (\$5,242.64) \$64,313.72	
District Balance (surplus is +: deficit is ()) \$571.0	District E Tot Tot Tot	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00)	
Net Assessment Calculation	District E Tot Tot Tot	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost intributions from other sources	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	
Assessment \$9,123.3 Surplus or Deficit (surplus is subtracted; deficit is added) (\$571.0 Net Assessment \$8,552.3 Allocated Net Assessment to Property The Residences at ARC ! Net Assessment \$8,552.3 Single Family Equivalent Benefit Units Allocated Net Assessment to Property \$503.0 Comparison of Net Assessment and Assessment The Residences at ARC !	District E Tot Tot Tot Tot Cor	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost ntributions from other sources Net Balance	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	ė:11 00
Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment S8,552.3 Allocated Net Assessment to Property The Residences at ARC I Net Assessment Single Family Equivalent Benefit Units Allocated Net Assessment to Property \$503.0 Comparison of Net Assessment and Assessment The Residences at ARC I	District E Tot Tot Tot Tot Cor	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost ntributions from other sources Net Balance	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$571.08
Net Assessment \$8,552.3 Allocated Net Assessment to Property The Residences at ARC I Net Assessment \$8,552.3 Single Family Equivalent Benefit Units Allocated Net Assessment to Property \$503.0 Comparison of Net Assessment and Assessment The Residences at ARC I	District E Tot Tot Tot Cor Dis	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds Total Funds al Installment Cost intributions from other sources Net Balance trict Balance (surplus is +; deficit is ())	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$571.08
The Residences at ARC I Net Assessment \$8,552.3 Single Family Equivalent Benefit Units Allocated Net Assessment to Property \$503.0 Comparison of Net Assessment and Assessment The Residences at ARC I	District E Tot Tot Tot Cor Dis	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost ntributions from other sources Net Balance strict Balance (surplus is +; deficit is ())	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39
Net Assessment \$8,552.3 Single Family Equivalent Benefit Units Allocated Net Assessment to Property \$503.0 Comparison of Net Assessment and Assessment The Residences at ARC I	District E Tot Tot Tot Cor Dis Net Asse Sur	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost ntributions from other sources Net Balance trict Balance (surplus is +; deficit is ())	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$571.08 \$9,123.39 (\$571.08 \$8,552.31
Net Assessment \$8,552.3 Single Family Equivalent Benefit Units Allocated Net Assessment to Property \$503.0 Comparison of Net Assessment and Assessment The Residences at ARC I	District E Tot Tot Tot Cor Dis Net Asse Sur Net	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds Total Funds al Installment Cost intributions from other sources Net Balance trict Balance (surplus is +; deficit is (t)) essment Calculation sessment Assessment Assessment	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08
Allocated Net Assessment to Property \$503.0 Comparison of Net Assessment and Assessment The Residences at ARC I	District E Tot Tot Tot Cor Dis Net Asse Asse Net Allocated	al Assessment al al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost Intributions from other sources Net Balance strict Balance (surplus is +; deficit is ())	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08
Comparison of Net Assessment and Assessment The Residences at ARC I	Toto Toto Corroll	al Assessment al al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost Intibutions from other sources Net Balance trict Balance (surplus is +; deficit is (t))	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08 \$8,552.31
The Residences at ARC I	Toto Toto Toto Toto Toto Toto Toto Toto	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds Total Funds al Installment Cost intributions from other sources Net Balance strict Balance (surplus is +; deficit is (t)) essment Calculation sessment typus or Deficit (surplus is subtracted; deficit is added) t Assessment d Net Assessment to Property didences at ARCI t Assessment Assessment gle Family Equivalent Benefit Units	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08 \$8,552.31 \$8,552.31
The Residences at ARC I	Toto Toto Toto Toto Toto Toto Toto Toto	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds Total Funds al Installment Cost intributions from other sources Net Balance strict Balance (surplus is +; deficit is (t)) essment Calculation sessment typus or Deficit (surplus is subtracted; deficit is added) t Assessment d Net Assessment to Property didences at ARCI t Assessment Assessment gle Family Equivalent Benefit Units	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08
	Toto Toto Toto Toto Toto Toto Toto Toto	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds Total Funds al Installment Cost intributions from other sources Net Balance strict Balance (surplus is +; deficit is (t)) essment Calculation sessment typus or Deficit (surplus is subtracted; deficit is added) t Assessment d Net Assessment to Property didences at ARCI t Assessment Assessment gle Family Equivalent Benefit Units	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08 \$8,552.31 \$8,552.31
Allocated Net Assessment to Property 15503.0	District E Tot	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds Total Funds al Installment Cost influences Are Balance sessment Calculation sessment Laculation sessment Al Net Assessment Al Net Assessment Al Net Assessment A REC! Assessment A RACS! Assessment A RASSESSMENT A RASSESSME	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08 \$8,552.31 \$8,552.31
Allocated Assessment to Property \$536.6	District E Tot Tot Tot Tot Cor Dis Net Asses Sur Net Allocatec Sin, Allo	al Assessment al Improvement Costs Subtotal al Available Funds Total Funds al Installment Cost notal Funds al Installment Cost Net Balance trict Balance (surplus is +; deficit is (i)) assment Calculation sessment by the Supplus of Deficit (surplus is subtracted; deficit is added) at Assessment d Net Assessment to Property idences at ARC I Assessment gle Family Equivalent Benefit Units sociated Net Assessment to Property	(\$14,366.03) (\$5,242.64) \$64,313.72 \$59,071.08 (\$58,500.00) \$0.00	\$9,123.39 (\$571.08 \$8,552.31 \$8,552.31 1: \$503.08



THE RESIDENCES AT ARC - INSTALLMENT SUMMARY

District:	The Residences	at ARC						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$68,388							
Short Term Installment Sum	nmary							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
The Residences at ARC								
Wall Repair/Replacement (770 ft)	\$2,000	\$16,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000
Landscape/irrigation replacement	\$2,000	\$16,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000
Totals:	\$4,000	\$32,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$40,000
Totals.	\$4,000	\$32,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$40,000
Long Term Installment Sum	mary							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
Trojocc	Installment	Collections	2014	2015	2016	2017	2018	rtoquirou
The Residences at ARC								
THE RESIDENCES AT ARC								
Drainage Swale Repair	\$1,000	\$3,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape/Irrigation	\$1,000	\$3,000	\$500	\$500	\$500	\$500	\$500	\$15,000
Tree & landscape improvements	\$500	\$3,000	\$500	\$500	\$500	\$500	\$500	\$8,000
(or replacement)								
Totals:	\$2,500	\$9,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$33,000

City of Folsom
The Residences At ARC II (Folsom-Auburn Blvd) Landscaping and Lighting District
Fund 271
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$68,388.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$5,224.80)	
Available Funds		\$63,163.20

1.			
	Scheduled	\$3,267.00	
	Unscheduled	\$2,000.00	
3.	Streetlights	\$100.00	
	rice Costs		
4.		\$200.00	
5.	Water	\$800.00	
	rent Year Improvement Projects		
6.	Landscaoe Aubum/Folsom	\$3,500.00	
	Subtotal of Item 6	\$3,500.00	
	Subtotal		\$9,867.0
	Costs		
7.		\$500.00	
8.	Contract Services (all other contracts and services)	\$1,550.00	
9.	Publications/Mailings/Communications	\$125.00	
10.	Staff	\$1,850.00	
	Overhead	\$464.00	
12.	County Auditor Fee	\$5.90	
	Subtotal	-	\$4,494.9

essment to Property (Current)		
Assessment per Single Family Equivalent	\$1,169.97	
Single Family Equivalent Benefit Units	10	
Res 2 - Assessment	=	\$11,699.70
Total Assessment		\$11.699.70

		
Short-Term Installment Plan (previously collected)	\$29,000.00	
Long-Term Installment Plan (previously collected)	\$15,000.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$1,500.00	
Total Installment Costs	\$4	7.50

Total Assessment	\$11,699.70
Total Improvement Costs	(\$14,361.90)
Subtotal	(\$2,662.20)
Total Available Funds	\$63,163.20
Total Funds	\$60,501.00
Total Installment Cost	(\$47,500.00)
Contributions from other sources	\$0.00
Net Balance	\$13,001.00

ssessment	\$11,699
urplus or Deficit (surplus is subtracted; deficit is added)	(\$13,001
et Assessment	(\$1,301

Net Assessment	(\$1,301.30)
Single Family Equivalent Benefit Units	10
Allocated Net Assessment to Property	(\$130.13)

Comparison of Net Assessment and Assessment	
The Residences at ARC II	
Allocated Net Assessment to Property	\$130.13
Allocated Assessment to Property	\$1,169.97
Per Parcel Surplus (+) or Deficit (-)	\$1,300.10
•	



THE RESIDENCES AT ARC II - INSTALLMENT SUMMARY

District:	The Residences	at ARC II						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$68,388							
Short Term Installment Sumn								
								Approx.
B : 1	V 1	D: V			٧ ٥		٧	Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Required
The Residences at ARCII								
Wall Repair/Replacement	\$2,000	\$9,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$15,000
Landscape/irrigation replacement	\$2,000	\$12,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$15,000
Totals:	\$4,000	\$21,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$30,000
Long Term Installment Summ	nary							
								Approx.
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Total Required
rioject	Installment	Collections	2014	2015	2016	2017	2018	rrequired
The Residences at ARC II								
Drainage Swale Repair	\$1,000	\$3,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape/Irrigation	\$1,000	\$3,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Tree & landscape improvements (or replacement)	\$1,000	\$3,000	\$500	\$500	\$500	\$500	\$500	\$36,000
(or replacement)								
Totals:	\$3,000	\$9,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$56,000

	City of Folsom Silverbrook Landscaping and Lightir Fund 237 2018-19	ng District	
			Total Budget
Starting	e <u>Calculation</u> Fund Balance (as of April 2018) ed Reserve to finance approx. first 6 months of 18-19	\$117,470.00 \$0.00	
Availabl	le Funds		\$117,470.00
mprovement	Costs		
	Maintenance Costs		
 Sch Un: 	heduled scheduled*	\$1,863.00 \$1,500.00	
	eetlights*	\$500.00	
Service			
 Ele Wa 		\$500.00 \$500.00	
Current	Voor Improvement Projects		
	<u>Year Improvement Projects</u> D Streetlight Retrofit	\$20,000.00	
7. Gle	enn Drive Median Landscape Retrofit Subtotal of Item 6	8,000.00 \$28,000.00	
Su	btotal	Q20,000.00	\$32,863.00
ncidental Co			
	ofessional Services (Engineer's Report and IP) ntract Services (all other contracts and services)*	\$1,000.00 \$3,100.00	
10. Pul	blications/Mailings/Communications	\$250.00	
11. Sta 12. Ov		\$1,055.00 \$376.00	
13. Co	unty Auditor Fee	\$67.13	
Su	btotal		\$5,848.13
Tot	tal Improvement Costs		\$38,711.13
10	an improvement costs		\$30,711.13
Assessment	to Property (Current)		
Assessn	nent per Single Family Equivalent	\$0.00	
Single F	amily Equivalent Benefit Units	113.78	
l otal As	ssessment		\$0.00
nstallment P	lan Costs (see installment Plan and Summary next page)		
	lan Costs (see installment Plan and Summary next page) erm Installment Plan (previously collected)	\$0.00	
Short-Te	erm Installment Plan (previously collected) rm Installment Plan (previously collected)	\$57,000.00	
Short-Te Long-Te Short-Te	erm Installment Plan (previously collected)		
Short-Te Long-Te Short-Te Long-Te	erm Installment Plan (previously collected) rm Installment Plan (previously collected) erm Installment Plan (collected this year)	\$57,000.00 \$0.00	\$57,000.00
Short-Te Long-Te Short-Te Long-Te	ern Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs	\$57,000.00 \$0.00	\$57,000.00
Short-Te Long-Te Short-Te Long-Te Total In: District Balan Total As	erm Installment Plan (previously collected) rm Installment Plan (previously collected) erm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs	\$57,000.00 \$0.00 \$0.00	\$57,000.00
Short-Te Long-Te Short-Te Long-Te Total In: District Balan Total As Total Im	erm Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs 102 Sessment to property provement Costs	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 (\$38,711.13) (\$38,711.13)	\$57,000.00
Short-Te Long-Te Short-Te Long-Te Total In: District Balan Total As Total Im Sul Total Av	erm Installment Plan (previously collected) rm Installment Plan (previously collected) erm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs ICCE sessment to property provement Costs btotal allable Funds	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$117,470.00	\$57,000.00
Short-Te Long-Te Short-Te Long-Te Total In: District Balan Total As Total Iw Sul Total Av	erm Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs 102 Sessment to property provement Costs	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 (\$38,711.13) (\$38,711.13)	\$57,000.00
Short-TE Long-Te Long-Te Long-Te Long-Te Total In: District Balan Total As Total W Total Av Total Total In:	mm Installment Plan (previously collected) mm Installment Plan (previously collected) mm Installment Plan (collected this year) mm Installment Plan (collected this year) stallment Costs acc sessment to property provement Costs total allable Funds tallment Costs tions from other sources	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$57,000.00
Short-Te Long-Te Short-Te Long-Te Total In: District Balar Total As Total In Sul Total Av Total Av Total No	erm Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) rm Installment Costs tallment Costs tallment Costs total aliable Funds tal Funds tall Funds tallment Costs	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13) \$38,711.13) \$117,470.00 \$78,758.87 \$57,000.00)	
Short-Te Long-Te Short-Te Long-Te Total In: District Balar Total As Total In Sul Total Av Total Av Total No	mm Installment Plan (previously collected) mm Installment Plan (previously collected) mm Installment Plan (collected this year) mm Installment Plan (collected this year) stallment Costs acc sessment to property provement Costs total allable Funds tallment Costs tions from other sources	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$57,000.00
Short-Te Long-Te Short-Te Long-Te Total In: District Balar Total Su Total AN Total In Contribu Ne District	erm Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) rm Installment Costs tallment Costs tallment Costs total aliable Funds tal Funds tall Funds tallment Costs	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	
Short-Te Long-Te Short-Te Long-Te Short-Te Long-Te Total In: District Balan Total As Total Im Sul Total Assessm District Net Assessm Assessn	erm Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs total sessement to property provement Costs btotal allable Funds alla Funds stallment Costs tions from other sources It Balance Balance (surplus is +; deficit is ())	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$21,758.87
Short-Tc Long-Te Short-Tc Long-Te Short-Tc Long-Te Total In: Total As Total In: Sul Total As Total In: Contribution Net District Net Assessm Assessn Surplus	orm Installment Plan (previously collected) Irm Installment Plan (previously collected) Irm Installment Plan (collected this year) Irm Installment Plan (collected this year) Irm Installment Plan (collected this year) Istallment Costs Istallment Costs Istallment to property Irmovement Costs Istallment Istallmen	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$21,758.87
Short-Tc Long-Te Short-Tc Long-Te Short-Tc Short-Tc Total In: Total As Total Im Sul Total As Total Ins Contribu Ne District District Net Assessm Assessn Surplus Net Ass	mm Installment Plan (previously collected) mm Installment Plan (previously collected) mm Installment Plan (collected this year) mm Installment Plan (collected this year) stallment Costs acc sessment to property provement Costs total salibable Funds tal Funds stallment Costs total funds stallment costs total funds stallment costs tons from other sources t Balance Balance (surplus is +; deficit is (I))	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$21,758.87 \$0.00 (\$21,758.87)
Short-Te Long-Te Short-Te Long-Te Short-Te Long-Te Total In: District Balar Total Short Total Short Total In: Sult Total In:	erm Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs total sessment to property provement Costs total allable Funds tal Funds stallment Costs tions from other sources t Balance (surplus is +; deficit is (1)) ent Calculation nent or Deficit (surplus is subtracted; deficit is added) essment LAssessment to Property essment	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$21,758.87 \$0.00 (\$21,758.87) (\$21,758.87)
Short-Tc Long-Te Short-Tc Long-Te Short-Tc Long-Te Total In: District Balar Total In: Total As Total In: Total As Total In: Net Assessm As	em Installment Plan (previously collected) mm Installment Plan (previously collected) mm Installment Plan (collected this year) mm Installment Plan (collected this year) stallment Costs 102 102 103 104 105 105 105 105 105 105 105 105 105 105	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$21,758.87 \$0.00 (\$21,758.87) (\$21,758.87)
Short-Te Long-Te Short-Te Long-Te Short-Te Long-Te Total In: District Balar Total As Total In Total As Total In District Net Assessm Surplus Net Ass Single F Allocated	erm Installment Plan (previously collected) rm Installment Plan (previously collected) rm Installment Plan (collected this year) rm Installment Plan (collected this year) rm Installment Plan (collected this year) stallment Costs 102 88888ment to property provement Costs btotal allable Funds allable Funds stallment Costs titons from other sources It Balance (surplus is +; deficit is (I)) 103 104 105 105 105 105 105 105 105 105 105 105	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$21,758.87 \$0.00 (\$21,758.87) (\$21,758.87) (\$21,758.87)
Short-Tc Long-Te Short-Tc Long-Te Short-Tc Long-Te Total In: District Balan Total As Total Im Sul Total As Total In: Total As Total In: Net Assessm Assessm Assessm Surplus Net Ass Allocated Net Ass Single F Allocated	mm Installment Plan (previously collected) mm Installment Plan (previously collected) mm Installment Plan (collected this year) mm Installment Plan (collected this year) mm Installment Plan (collected this year) stallment Costs Lec Sessment to property provement Costs btotal stallment Costs total stallmen	\$57,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$38,711.13 \$317,470.00 \$78,758.87 \$57,000.00	\$21,758.87 \$0.00 (\$21,758.87) (\$21,758.87) (\$21,758.87)

Assessments will not be levied for 2018-19.



SILVERBROOK - INSTALLMENT SUMMARY

District:	Silverbrook							
Fiscal Year:	2018-19							
Fund Balance (2018)	\$117,470							
Short Term Installment Sumn	nary							
								Approx.
Desirat	Veedu	Deion Voore	V1	Van 2	V2	V 4	Van F	Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Required
	ili didili ili citt	Odliccions	2014	2013	2010	2011	2010	
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summ	nan/							
Long Term installment Sumin								
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
							**	
Median Relandscaping	\$5,000	\$57,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Totals:	\$5,000	\$57,000	\$0	\$0	\$0	\$0	\$0	\$150,000

City of Folsom
Steeplechase Landscaping and Lighting District
Fund 251
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$86,240.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$10,844.06)	
Available Funds		\$75,395.94

Improven	nent Costs		
	neral Maintenance Costs		
1.	Scheduled	\$6,545.00	
2.	Unscheduled	\$7,500.00	
3.	Streetlights	\$500.00	
Sen	vice Costs		
4.	Electrical	\$1,000,00	
5.	Water	\$1,800.00	
-		*.,	
	rent Year Improvement Projects		
6.	LED streetlights and change-out (partial)	\$10,000.00	
	Subtotal of Item 6	\$10,000.00	
	Subtotal		\$27,345.00
Incidenta	I Costs		
7.	Professional Services (Engineer's Report and IP)	\$1,000.00	
8.	Contract Services (all other contracts and services)	\$3,100,00	
9.	Publications/Mailings/Communications	\$250.00	
10	Staff	\$3,709.00	
711	Overhead	\$839.00	
	County Auditor Fee	\$883.00	
	•		
	Subtotal		\$9,781.00
	Total Improvement Costs		\$37,126.00
	Total improvement Costs		\$37,120.00

Assessment per Single Family Equivalent	\$157.68	
Single Family Equivalent Benefit Units	154	

Chart Tarra Installerent Dian (assurianal)	¢57 276 00	
Short-Term Installment Plan (previously collected)	\$57,376.00	
Long-Term Installment Plan (previously collected)	\$54,500.00	
Short-Term Installment Plan (collected this year)	\$5,000.00	
Long-Term Installment Plan (collected this year)	\$6.500.00	

Total Assessment	\$24,282.72
Total Improvement Costs	(\$37,126.00)
Subtotal	(\$12,843.28)
Total Available Funds	\$75,395.94
Total Funds	\$62,552.66
Total Installment Cost	(\$123,376.00)
Contributions from other sources	\$0.00
Net Balance	(\$60,823.34)
	(7-1-,320.0.1)
District Balance (surplus is +; deficit is ())	(\$60,82

Assessment	\$24,282.72
Surplus or Deficit (surplus is subtracted; deficit is added)	\$60,823.34
Net Assessment	\$85,106.06
Allocated Net Assessment to Property	
Allocated Net Assessment to Property Net Assessment	\$85,106.06
Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units	\$85,106.06

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$552.64)
Allocated Assessment to Property	\$157.68
Per Parcel Surplus (+) or Deficit (-)	(\$394.96)
*Funds from fund balance	



STEEPLECHASE - INSTALLMENT SUMMARY

District:	Steeplechase							
Fiscal Year:	2018-19							
Fund Balance (2018)	\$86,240							
Short Term Installment Summa	ary							_
								Approx. Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
i rojou	Installment	Collections	2014	2015	2016	2017	2018	110401100
Landscape Replacement-Riley	\$5,000	\$9,284	\$1,092	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
	74,555	***,=**	7.,,	72,000	72,000	71,111	70,000	7-2,200
Landscape-median and park	\$5,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$25,000
Remove Roots in park/replace turf	\$10,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Irrigation Upgrades/repairs	\$2,000	\$4,000	\$0	\$0	\$0	\$0	\$0	\$8,000
Tree Removal (park)	\$3,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$12,000
Totals:	\$25,000	\$41,284	\$1,092	\$5,000	\$5,000	\$5,000	\$5,000	\$105,000
Long Term Installment Summa	nry							
								Approx.
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	•
Fence Replacement-Riley	\$2,500	\$4,500	\$0	\$2,500	\$2,500	\$2,500	\$2,500	\$25,000
Fence Replacement-Park	\$2,500	\$4,500	\$0	\$0	\$0	\$0	\$0	\$30,000
Signage Repair/Replacement	\$5,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$8,000
Renovate turf in mini-park	\$10,000	\$15,000	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$40,000
Repair/Replace Bollards (18)	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$6,000
Tree & landscape improvements (or replacements)	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	Φ0,000
Totals:	\$22,000	\$35,000	\$0	\$6,500	\$6,500	\$6,500	\$6,500	\$117,000

City of Folsom
Sierra Estates Landscaping and Lighting District
Fund 231
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$15,175.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$4,060.26)	
Available Funds		\$11,114,74

Ger	neral Maintenance Costs		
1.	Scheduled	\$1,865.00	
2.	Unscheduled	\$2,250.00	
3.	Streetlights	\$500.00	
Ser	vice Costs		
4.	Electrical	\$100.00	
5.	Water	\$300.00	
Cur	rent Year Improvement Projects		
6.	Landscape front entry area	\$3,000.00	
	Subtotal of Item	1 6 \$3,000.00	
	Subtotal		\$8,015.00
cidenta	I Costs		
7.	Professional Services (Engineer's Report and IP)	\$1,000.00	
8.	Contract Services (all other contracts and services)	\$3,100.00	
9.	Publications/Mailings/Communications	\$250.00	
10.	Staff	\$1,055.00	
11.	Overhead	\$255.00	
12.	County Auditor Fee	\$14.75	
	Subtotal		\$5,674.7
	Total Improvement Costs		\$13,689.75

essment to Property (Current)		
Assessment per Single Family Equivalent	\$363.68	
Single Family Equivalent Benefit Units	25	
Total Assessment	_	\$9,092.0

Ilment Costs (see installment Plan and Summary next page	-	
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$4,458.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$1,100.00	
Total Installment Costs		\$5.558.0

trict Balance	60,000,00	
Total Assessment	\$9,092.00	
Total Improvement Costs	(\$13,689.75)	
Subtotal	(\$4,597.75)	
Total Available Funds	\$11,114.74	
Total Funds	\$6,516.99	
Total Installment Cost	(\$5,558.00)	
Contributions from other sources	\$0.00	
Net Balance	\$958.99	

Assessment	\$9,092.00
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$958.9
Net Assessment	\$8,133.0
ocated Net Assessment to Property	
ocated Net Assessment to Property Net Assessment	\$8,133.0
	\$8,133.0°

Allocated Net Assessment to Property	(\$325.32)
Allocated Assessment to Property	\$363.68
Per Parcel Surplus (+) or Deficit (-)	\$38.36

SCIConsultingGroup

SIERRA ESTATES - INSTALLMENT SUMMARY

District:	Sierra Estates							
Fiscal Year:	2018-19							
Fund Balance (2018)	\$15,175							
Short Term Installment Sum	mary							
								Approx.
	V .	51. 1/						Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5 2018	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
								-
Long Term Installment Sumr	nary							
								Approx.
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Total Required
rioject	Installment	Collections	2014	2015	2016	2017	2018	rtequired
	iiioaiiiiioii	00110010110	2011	2010	2010	2011	2010	
Shrub/Irrigation replacement	\$500	\$1,158	\$0	\$500	\$500	\$500	\$500	\$15,000
						-		
Signage Repair/Replacement	\$100	\$0	\$0	\$100	\$100	\$100	\$100	\$8,000
Tree & landscape improvements	\$500	\$0	\$0	\$500	\$500	\$500	\$500	\$5,000
(or replacement)								
Totals:	\$1,100	\$1,158	\$0	\$1,100	\$1,100	\$1,100	\$1,100	\$28,000
10000	Ψ1,100	ψ1,130	ΨΟ	ψ1,100	Ψ1,100	\$1,700	ψ1,100	Ψ20,000
	1							

City of Folsom
Willow Creek Estates East Landscaping and Lighting District
Fund 249
2019-10

Fund Balance Calculation

Starting Fund Balance (as of April 2018) (\$62,521.00)

Estimated Reserve to finance approx. first 6 months of 18-19

Available Funds (\$89,341.78)

	eral Maintenance Costs		
1.	Scheduled	\$25,150.00	
2.		\$9,000.00	
3.	Streetlights	\$2,000.00)
	vice Costs		
4.	Electrical	\$4,200.00)
5.	Water	\$6,000.00)
Cur	rent Year Improvement Projects		
6.	No planned projects	\$0.00)
	Subte	otal of Item 6 \$0.00	_
	Subtotal		\$46,350.00
	I Costs		
7.	Professional Services (Engineer's Report	and IP) \$1,000.00)
8.	Contract Services (all other contracts and	services) \$2,100.00)
9.	Publications/Mailings/Communications	\$250.00)
10.	Staff	\$9,772.00)
11.	Overhead	\$2,460.00)
12.	County Auditor Fee	\$440.73	}
	Subtotal		\$16,022.73
	Total Improvement Costs		\$62,372,73

ssessment to Property (Current)		
Assessment per Single Family Equivalent	\$80.40	
Single Family Equivalent Benefit Units	747	
Total Assessment	-	\$60.058.8

Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$34.000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	

Total Assessment	\$60,058.80	
Total Improvement Costs	(\$62,372.73)	
Subtotal	(\$2,313.93)	
Total Available Funds	(\$44,001.78)	
Total Funds	(\$46,315.71)	
Total Installment Cost	(\$34,000.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$80,315.71)	
District Balance (surplus is +; deficit is ())	_	(\$80,315.7

t Assessment Calculation Assessment	\$60,058.80
Surplus or Deficit (surplus is subtracted; deficit is added)	\$80,315.71
Net Assessment	\$140,374.51
ocated Net Assessment to Property	
ocated Net Assessment to Property Net Assessment	\$140,374.51
	\$140,374.51

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$187.92
Allocated Assessment to Property	\$80.40
Per Parcel Surplus (+) or Deficit (-)	(\$107.52



WILLOW CREEK ESTATES EAST - INSTALLMENT SUMMARY

District:	Willow Creek Est	ates East						
Fiscal Year:	2018-19							
F I P. I (0040)	(000 504)							
Fund Balance (2018)	(\$62,521)							
Short Term Installment Sumi	mary							Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
,	Installment	Collections	2014	2015	2016	2017	2018	
	1							
	+							
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Sumr	man/							
Long Term mistailment Sum	nai y							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Landscape Replacements-Oak	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$30,000
	1,773	, , , , , ,	, -	, ,		, .	, .	, ,
Landscape Replacement-Blue	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Ravine								
Irrigation Repairs/upgrades	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$25,000
(4 controllers)	ψ1,000	ψο,σσσ	Ψ	Ψΰ	\$ 0	ų,	ΨΟ	\$20,000
,								
Tree & landscape improvements	\$2,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$80,000
(or replacement)								
Landscape/Irrigation replace/Oak	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$70,000
Avenue median	Ç.,000	\$3,000	•••	Ψ	Ų.	ų o	Ψΰ	ψ. 0,000
Sign repair/replacement	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$30,000
(partial)								
Tree & lanscape improvements	\$1,000	\$13,000	\$0	\$0	\$0	\$0	\$0	\$17,000
(or replacements)	ψ1,000	ψ15,000	Ψ	φυ	ΨŪ	ψU	φυ	ψ17,000
()								
Totals:	\$8,000	\$34,000	\$0	\$0	\$0	\$0	\$0	\$312,000

	Willow Creek Estates East No. 2 Landscaping Fund 284 2018-19		
			Total Budget
	alance Calculation arting Fund Balance (as of April 2018)	\$0.00	
	limated Reserve to finance approx. first 6 months of 18-19	(\$43,253.63)	
Av	ailable Funds		(\$43,253.63)
mprove	ment Costs		
	neral Maintenance Costs	45.000.00	
2.	Scheduled Unscheduled	\$5,200.00 \$13,000.00	
3.	Streetlights	\$250.00	
Se	rvice Costs	#0.000.00	
4. 5.	Electrical Water	\$2,000.00 \$3,000.00	
Cu	rrent Year Improvement Projects		
6.	Landscape & Irrigation Retrofit Along Blue Ravine (partial)	\$50,000.00	
7.	LED Streetlight Retrofit Subtotal of Item 6	\$100,000.00 \$100,000.00	
	Subtotal		\$123,450.00
	al Costs		
9.	Professional Services (Engineer's Report and IP) Contract Services (all other contracts and services)	\$0.00 \$0.00	
10.	Publications/Mailings/Communications	\$0.00	
12.	Staff Overhead	\$2,945.00 \$0.00	
13.	County Auditor Fee	\$0.00	
	Subtotal		\$2,945.00
	Total Improvement Costs nent to Property (Current) sessment per Single Family Equivalent	\$130.63	\$126,395.00
As: Sin		\$130.63 741.46	\$126,395.00 \$126,856.29
As: Sin To	nent to Property (Current) sessment per Single Family Equivalent gle Family Equivalent Benefit Units		
As: Sin To: Installme	nent to Property (Current) sessment per Single Family Equivalent gle Family Equivalent Benefit Units tal Assessment		
As: Sin To Installme	nent to Property (Current) sessment per Single Family Equivalent gle Family Equivalent gle Family Equivalent stal Assessment ent Costs (see installment Plan and Summary next page) ort-Term Installment Plan (previously collected) ng-Term Installment Plan (previously collected)	\$0.00 \$0.00	
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WILLOW CREEK ESTATES EAST No. 2 - INSTALLMENT SUMMARY

District:	Willow Creek Est	tates East No 2						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$0							
Short Term Installment	Summary							
								Approx.
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Total Required
Froject	Installment	Collections	2018	2019	2020	2021	2022	Required
			20.0	2010				
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment	Summary							
								Approx.
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Total Required
Froject	Installment	Collections	2018	2019	2020	2021	2022	Required
			20.0	2010				
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	,,,	**		**			**	**
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	90	ΨΟ	ΨŪ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	20	\$ 0	\$0	\$0	\$0	\$0	\$0

September Sept		nd Lighting Distric	Willow Creek Estates South Landscaping a Fund 252 2018-19
Separation	Total Budget		
Available Funds		\$607 121 00	
Improvement Costs			
Scheduled	\$535,382.08		Available Funds
Scheduled			ovement Costs
1. Scheduled \$8,645.00 2. Unscheduled \$18,000.00 3. Streetlights \$3,500.00 Service Costs 4. Electrical \$11,350.00 5. Water \$15,600.00 Current Year Improvement Projects 6. Sign outreach & Draft Design \$10,000.00 7. Sign replacement (partial) \$30,000.00 Subtotal of Item 6 Subtotal \$40,000.00 Subtotal of Item 6 B. Professional Services (Engineer's Report and IP) \$1,000.00 9. Contract Services (all other contracts and services) \$3,100.00 10. Publications/Mailings/Communications \$250.00 11. Staff \$4,895.00 12. Overhead \$5,891.00 13. County Auditor Fee \$862.57 Subtotal Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent Single Family Eq			
\$3. Streetlights \$3,500.00 Service Costs			1. Scheduled
Service Costs 4			
4. Electrical \$11,350.00 5. Water \$15,600.00 Current Year Improvement Projects 6. Sign outreach & Draft Design \$10,000.00 7. Sign replacement (partial) \$30,000.00 Subtotal \$30,000.00 Subtotal Incidental Costs 8. Professional Services (Engineer's Report and IP) \$1,000.00 9. Contract Services (all other contracts and services) \$3,100.00 10. Publications/Mailings/Communications \$250.00 11. Staff \$4,895.00 12. Overhead \$5,891.00 13. County Auditor Fee \$862.57 Subtotal Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent \$109.88 Single Family Equivalent Benefit Units \$1,461.98 Installment Costs (see installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (collected this year) \$17,500.00 Total Installment Plan (collected this year) \$17,500.00 Total Installment Costs District Balance Total Assessment \$160,642.36 (S113,093.57) Subtotal \$535,382.08 Total Funds \$582,390.88 Total Funds \$582,390.88 District Balance (surplus is +; deficit is (f)) Net Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Single Family Equivalent Benefit Units		ψ0,000.00	
Current Year Improvement Projects 6. Sign outreach & Draft Design \$10,000.00 7. Sign replacement (partial) \$30,000.00 Subtotal of Item 6 \$40,000.00 Subtotal Incidental Costs 8. Professional Services (Engineer's Report and IP) \$1,000.00 9. Contract Services (all other contracts and services) \$3,100.00 10. Publications/Mailings/Communications \$250.00 11. Staff \$4,895.00 12. Overhead \$5,891.00 13. County Auditor Fee \$862.57 Subtotal Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent \$109.88 Single Family Equivalent Benefit Units 1,461.98 Total Assessment Installment Costs (see installment Plan nor previously collected) \$409,500.00 Long-Term Installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (collected this year) \$0.00 Long-Term Installment Plan (collected this year) \$17,500.00 Total Installment Costs District Balance Total Assessment \$160,642.36 Total Assessment \$150,842.36 Total Assessment \$5582,930.88 Total Funds \$582,930.88 Total Funds \$582,930.88 District Balance (surplus is +; deficit is ()) Net Assessment Calculation Assessment Calculation Assessment Calculation Assessment Calculation Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Single Family Equivalent Benefit Units Allocated Net Assessment to Property Net Assessment Equivalent Benefit Units		\$11.350.00	Service Costs A Electrical
6. Sign outreach & Draft Design 7. Sign replacement (partial) Subtotal of Item 6 Subtotal Subtotal Incidental Costs 8. Professional Services (Engineer's Report and IP) 9. Contract Services (al other contracts and services) 10. Publications/Mailings/Communications 11. Staff 12. Overhead 13. County Auditor Fee Subtotal Total Improvement Costs Assessment to Property (Current) Assessment to Property (Current) Assessment per Single Family Equivalent Single Family Equivalent Benefit Units Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (collected this year) Long-Term Installment Plan (collected this year) Total Installment Costs District Balance Total Improvement Costs Subtotal Total Funds Tota			
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Subtotal Subtotal Subtotal of Item 6 \$40,000.00		\$10,000.00	
Subtotal Incidental Costs 8. Professional Services (Engineer's Report and IP) \$1,000.00 9. Contract Services (all other contracts and services) \$3,100.00 10. Publications/Mailings/Communications \$250.00 11. Staff \$4,895.00 12. Overhead \$5,891.00 13. County Auditor Fee \$862.57 Subtotal Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent \$109.88 Single Family Equivalent Benefit Units 1,461.98 Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (collected this year) \$0.00 Long-Term Installment Plan (collected this year) \$17,500.00 Total Installment Costs District Balance Total Assessment \$160,642.36 Total Improvement Costs (\$113,093.57) Subtotal \$47,548.79 Total Available Funds \$553,382.08 Total Funds Total Installment Cost (\$427,000.00) Net Balance \$155,930.88 District Balance (surplus is +; deficit is ()) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Single Family Equivalent Benefit Units		\$30,000.00	
Subtotal Incidental Costs 8. Professional Services (Engineer's Report and IP) 9. Contract Services (all other contracts and services) 10. Publications/Mailings/Communications 11. Staff 12. Overhead 13. County Auditor Fee 14. Subtotal 15. Subtotal 16. Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent 17. Single Family Equivalent Single Family Equivalent Single Family Equivalent Plan (previously collected) 18. Short-Term Installment Plan (collected this year) 18. Short-Term Ins		\$40.000.00	Subtotal of Item 6
8. Professional Services (Engineer's Report and IP) \$1,000.00 9. Contract Services (all other contracts and services) \$3,100.00 10. Publications/Mailings/Communications \$250.00 11. Staff \$4,895.00 12. Overhead \$5,891.00 13. County Auditor Fee \$862.57 Subtotal Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent \$109.88 Single Family Equivalent Benefit Units 1,461.98 Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (collected this year) \$0.00 Long-Term Installment Plan (collected this year) \$17,500.00 Total Installment Costs District Balance Total Assessment \$160,642.36 Total Improvement Costs (\$113,093.57) Subtotal \$47,548.79 Total Available Funds \$535,382.08 Total Funds Total Installment Cost (\$427,000.00) Contributions from other sources \$0.00 Net Balance (surplus is +; deficit is ()) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Single Family Equivalent Benefit Units	\$97,095.00	,	Subtotal
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10. Publications/Mailings/Communications \$250.00 11. Staff \$4,895.00 12. Overhead \$5,891.00 13. County Auditor Fee \$862.57 Subtotal Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent \$109.88 Single Family Equivalent Benefit Units 1,461.98 Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) \$0.00 Long-Term Installment Plan (previously collected) \$409.500.00 Short-Term Installment Plan (collected this year) \$0.00 Long-Term Installment Plan (collected this year) \$17,500.00 Total Installment Costs District Balance Total Assessment Total Improvement Cost \$113,093.57) Subtotal \$47,548.79 Total Available Funds \$535,382.08 Total Funds \$582,930.88 Total Funds \$582,930.88 Total Installment Cost \$427,000.00 Net Assessment Surplus or Deficit (surplus is +; deficit is ()) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Single Family Equivalent Benefit Units			8. Professional Services (Engineer's Report and IP)
11. Staff			
Total Improvement Costs Assessment to Property (Current) Assessment per Single Family Equivalent \$109.88 Single Family Equivalent Benefit Units 1,461.98 Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) \$0.00 Long-Term Installment Plan (previously collected) \$409.500.00 Short-Term Installment Plan (collected this year) \$0.00 Long-Term Installment Plan (collected this year) \$17,500.00 Total Installment Costs District Balance Total Assessment Total Improvement Costs (\$113.093.57) Subtotal \$47,548.79 Total Available Funds \$535,382.08 Total Funds \$582,930.88 Total Funds Total Installment Cost (\$427,000.00) Contributions from other sources \$0.00 Net Balance (surplus is +; deficit is ()) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Single Family Equivalent Benefit Units		\$4,895.00	11. Staff
Assessment to Property (Current) Assessment per Single Family Equivalent \$109.88 Single Family Equivalent Benefit Units 1,461.98 Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) \$0.00 Long-Term Installment Plan (previously collected) \$409,500.00 Short-Term Installment Plan (collected this year) \$0.00 Long-Term Installment Plan (collected this year) \$17,500.00 Total Installment Costs District Balance Total Assessment \$160,642.36 (\$113,093.57) Subtotal \$47,548.79 Total Available Funds \$535,382.08 Total Funds \$582,330.88 Total Installment Cost \$9.00 Contributions from other sources \$0.00 Net Balance (surplus is +; deficit is ()) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Single Family Equivalent Benefit Units			12. Overhead
Assessment to Property (Current) Assessment per Single Family Equivalent Single Family Equivalent Denefit Units Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (collected this year) Solutions Total Installment Plan (collected this year) Total Installment Costs District Balance Total Assessment Total Improvement Costs Subtotal Total Improvement Cost Solutotal Solutotal Total Available Funds Total Available Funds Total Installment Cost Contributions from other sources Net Balance District Balance (surplus is +; deficit is ()) Net Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units		Q002.01	10. County Addition 1 CC
Assessment to Property (Current) Assessment per Single Family Equivalent Single Family Equivalent Benefit Units Total Assessment Installment Costs (see installment Plan and Summary next page) Short-Term Installment Plan (previously collected) Long-Term Installment Plan (previously collected) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (collected this year) Stopt-Term Installment Plan (collected this year) Total Installment Plan (collected this year) Total Installment Costs Sitting Stall Sta	\$15,998.57		Subtotal
Assessment per Single Family Equivalent Single Family Equivalent Benefit Units Total Assessment Short-Term Installment Plan (previously collected) Long-Term Installment Plan (previously collected) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (previously collected) Short-Term Installment Plan (collected this year) Sound Short-Term Installment Plan (collected this year) Total Installment Costs Strict Balance Total Assessment Total Improvement Costs Subtotal Total Improvement Costs Subtotal Subtotal Strict Balance Total Available Funds Single Syans 8 Total Installment Cost Sound	\$113,093.57		Total Improvement Costs
Short-Term Installment Plan (previously collected) \$0.00	\$160,642.36		Single Family Equivalent Benefit Units
Short-Term Installment Plan (previously collected) \$0.00			
Long-Term Installment Plan (previously collected)			Ilment Costs (see installment Plan and Summary next page)
Short-Term Installment Plan (collected this year) \$0.00			
Total Installment Costs			
Total Assessment	\$403.000.00	\$17,500.00	
Total Assessment	\$427,000.00		Total Installment Costs
Total Improvement Costs		\$160 642 26	
Subtotal \$47,548.79 Total Available Funds \$535,382.08 Total Funds \$583,382.08 Total Installment Cost \$582,393.88 Total Installment Cost \$90.00 Contributions from other sources \$0.00 Net Balance (surplus is +; deficit is ())		(\$113,093.57)	
Total Funds \$\$82,930.88 Total Installment Cost \$\$(\$427,000.00)\$ Contributions from other sources \$0.00 Net Balance (surplus is +; deficit is ()) Net Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units			
Contributions from other sources Net Balance Net Balance (surplus is +; deficit is ()) Net Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units			
Net Balance \$155,930.88 District Balance (surplus is +; deficit is ()) Net Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units			
Net Assessment Calculation Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units			
Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units	\$410,965.96		District Balance (surplus is +; deficit is ())
Assessment Surplus or Deficit (surplus is subtracted; deficit is added) Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units			Assessment Calculation
Net Assessment Allocated Net Assessment to Property Net Assessment Single Family Equivalent Benefit Units	\$160,642.36		Assessment
Net Assessment Single Family Equivalent Benefit Units	(\$410,965.96 (\$250,323.60	ı	
Single Family Equivalent Benefit Units	/+or		
· · · · · · · · · · · · · · · · · ·	(\$250,323.60 146		
	(\$171.22		Allocated Net Assessment to Property
Comparison of Net Assessment and Assessment Allocated Net Assessment to Property	\$171.22		



WILLOW CREEK SOUTH - INSTALLMENT SUMMARY

District:	Willow Creek Est	tates South						
Fiscal Year:	2018-19							
Fund Balance (2018)	\$607,121							
Short Term Installment Sumn								
Onort Term installment Summ	lary							Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lang Tarm Installment Cum								
Long Term Installment Summ	lary							
								Approx.
								Total
Project	Yearly	Prior Years	Year 1	Years 2-5	Years 5-10	Years 10-20	Years 20-30	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Street Paver replacement	\$1,000	\$90,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$90,000
·								
Landscape and shrub replacement	\$1,000	\$63,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
mini-parks (6)								
Oak Avenue-shrub retrofit	\$1,000	\$33,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Tree & landscape improvements	\$1,000	\$8,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
(or replacement) Wall Paint/power wash (3500 ft)	\$1,000	\$70,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$105,000
waii i aiii powei wasii (5500 ii)	ψ1,000	ψ10,000	Ψ2,300	\$2,000	Ψ2,300	Ψ2,300	ΨZ,300	Ψ105,000
Signage Retrofit/replacement	\$1,000	\$68,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$70,000
(brick and sign)								
Silberhorn relandscaping	\$1,000	\$7,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$80,000
oo.m rolandodaping	ψ1,000	ψ1,500	Ψ2,500	Ψ2,500	Ψ2,500	Ψ2,500	Ψ2,000	ψου,ουυ
	i I							

City of Folsom
Willow Springs Landscaping and Lighting District
Fund 260 - Streetlights Only
2018-19

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2018)	\$42,304.00	
Estimated Reserve to finance approx. first 6 months of 18-19	(\$6,496.95)	
Available Funds		\$35,807.05

1.	neral Maintenance Costs Scheduled		#0.00	
	Unscheduled		\$0.00	
2. 3.			\$0.00	
3.	Streetlights		\$2,500.00	
	vice Costs			
4.	Electrical		\$5,000.00	
5.	Water		\$0.00	
Cur	rent Year Improvement Projects			
6.	LED Evaluation & Retrofit (partial)	\$20,000.00	
		Subtotal of Item 6	\$20,000.00	
	Subtotal			\$27,500.0
	I Costs			
7.	Professional Services (Engineer's	Report and IP)	\$0.00	
8.	Contract Services (all other contra	acts and services)	\$0.00	
9.	Publications/Mailings/Communications	ations	\$0.00	
10.	Staff		\$0.00	
11.	Overhead		\$516.00	
	County Auditor Fee		\$305.03	
	Subtotal		-	\$821.0

Assessment per Single Family Equivalent	\$28.14	
Single Family Equivalent Benefit Units	517	

Short-Term Installment Plan (previously collected)	\$9,500.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$1,000.00	
Long-Term Installment Plan (collected this year)	\$0.00	
Total Installment Costs	_	\$10,500,0

	\$14,548.38
Total Improvement Costs	(\$28,321.03)
Subtotal	(\$13,772.65)
Total Available Funds	\$43,022.05
Total Funds	\$29,249.40
Total Installment Cost	(\$10,500.00)
Contributions from other sources	\$0.00
Net Balance	\$18,749.40

Assessment	\$14,548
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$42,682
Net Assessment	(\$28,134
	4

Single Family Equivalent Benefit Units	
9 9 1	
Allocated Net Assessment to Property	<u>(\$</u>
Comparison of Net Assessment and Assessment	
Comparison of Net Assessment and Assessment Allocated Net Assessment to Property	\$
•	<u>\$</u> \$



WILLOW SPRINGS - INSTALLMENT SUMMARY

District:	Willow Springs						1	
Fiscal Year:	2018-19							
Fund Balance (2018)	\$42,304							
Short Term Installment Sum	mary							Approx.
								Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5	Required
	Installment	Collections	2014	2015	2016	2017	2018	
Light pole repair/replacement	\$1,000	\$6,500	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$45,000
Totals:	\$1,000	\$6,500	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$45,000
Long Term Installment Sum	mary							
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2014	Years 2-5 2015	Years 5-10 2016	Years 10-20 2017	Years 20-30 2018	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	+							

APPENDIX B – ASSESSMENT ROLL, FY 2018-19

Reference is hereby made to the Assessment Roll in and for the assessment proceedings on file with the City of Folsom City Clerk, as the Assessment Roll is too voluminous to be bound with this Engineer's Report.

