



CITY OF FOLSOM

AMERICAN RIVER CANYON NORTH	LOS CERROS
AMERICAN RIVER CANYON NORTH 2	NATOMA STATION
AMERICAN RIVER CANYON NORTH 3	NATOMA VALLEY
BLUE RAVINE OAKS	PRAIRIE OAKS RANCH
BLUE RAVINE OAKS No. 2	PROSPECT RIDGE
BRIGGS RANCH	THE RESIDENCES AT AMERICAN RIVER CANYON
BROADSTONE	THE RESIDENCES AT AMERICAN RIVER CANYON II SIERRA ESTATES
BROADSTONE UNIT NO.3	SILVERBROOK
BROADSTONE No. 4	STEEPLECHASE
COBBLE RIDGE	WILLOW CREEK ESTATES EAST
COBBLE HILLS RIDGE II/REFLECTIONS II	WILLOW CREEK ESTATES EAST NO 2
FOLSOM HEIGHTS	WILLOW CREEK ESTATES SOUTH
FOLSOM HEIGHTS No. 2	WILLOW SPRINGS
HANNAFORD CROSS	
LAKE NATOMA SHORES	

LANDSCAPING AND LIGHTING DISTRICTS

FINAL ENGINEER'S REPORT

JULY 2020

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

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INTRODUCTION

OVERVIEW

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 2020-21 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 XIID 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 14, 2020. At this hearing, the Council would consider approval of a resolution confirming the assessments for fiscal year 2020-21. 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 2020-21.

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 XIII C and XIII D of the California Constitution based on the following factors:

1. 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.
2. 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.
3. 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:
 - a. 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 XIIC & XIID 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 XIII C and XIII D 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 XIII C and XIII D of the California Constitution based on the following factors:

1. 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
2. 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:
 - a. 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.

PLANS & SPECIFICATION

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.

ESTIMATE OF COST AND BUDGET

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 2020-21:

- Waterfall upper basin rehab.

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 2020-21:

- LED change-out.

Future Improvement Projects:

- Paint and replace streetlight poles.

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 2020-21:

- Irrigation controller upgrade.
- Tree and Landscape Improvements.

Future Improvement Projects:

- Tree and Landscape Improvements (or replacements).

- Signage replacement.
- Baldwin Dam path repair.
- Landscape/Irrigation removal and replacement – Mystic Hills, ARC Drive/Canyon Falls.
- Main Walking Trail – landscaping, irrigation, step areas
- Waterfall –rock repair.

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 2020-21:

- No planned projects.

Future Improvement Projects:

- No planned projects.

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 2020-21:

- Riley fence replacement.

Future Improvement Projects:

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

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 2020-21:

- 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 (3 controllers).
- 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 2020-21:

- 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.
- Bollard repair/replacement.
- Pet station repair/replacement.
- 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 2020-21:

- LED retrofit (partial).

Future Improvement Projects:

- Paint streetlight poles.

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 2020-21:

- Streetscape median.

Future Improvement Projects:

- No planned projects.

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 2020-21:

- Fence replacement.

Future Improvement Projects:

- Soundwall/fence replacement/repair/painting.
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Shrub replacement – Sibley/Corner, Glenn/Oxborough.
- Mini Park and Path – turf and shrub repair/replacement

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 2020-21:

- Tree work in cul-de-sac.

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 2020-21:

- Tree care in open space.

Future Improvement Projects:

- Bike path repair.
- Wall paint/repair.
- Open Space management/tree removal.
- Tree and Landscape Improvements (or replacements).

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 2020-21:

- 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 2020-21:

- Fence along Lakeside.

Future Improvement Projects:

- Fence repair/replacement – Lakeside Dr.
- Landscape/irrigation – Lakeside Dr.
- Tree and Landscape Improvements (or replacements).
- 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 2020-21:

- Relandscape Forrest Street/Muerer relandscape.

Future Improvement Projects:

- Signage improvement/replacement.
- 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 2020-21:

- Irrigation upgrade.
- LED light retrofit.

Future Improvement Projects:

- Open Space parcels management.
- Wall Paint/Repair.
- Landscape light repair/maintain.
- Tree and Landscape Improvements (or replacements).
- Tree/shrub replacement – Riley Street.
- 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 2020-21:

- 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 2020-21.

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 2020-21:

- LED retrofit.

Future Improvement Projects:

- Wall repair/replacement.

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 2020-21:

- 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 2020-21:

- 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.

SIERRA 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 2020-21:

- Streetlight retrofit.

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 2020-21, 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 2020-21:

- LED Streetlight 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 2020-21:

- No planned projects.

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.

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 2020-21:

- Landscape replacement.

Future Improvement Projects:

- Landscape and irrigation repairs and replacements.
- Wall repair/replacement.
- Drainage Swale repair.

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 2020-21:

- Landscape replacement.

Future Improvement Projects:

- Landscape and irrigation repairs and replacements.
- Wall repair/replacement.
- Drainage Swale repair.

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 2020-21:

- 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 2020-21:

- Frontage landscape along Blue Ravine.
- Monument signs.

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 2020-21:

- Sign retrofit/replacement.

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.

WILLOW SPRINGS

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

Planned Improvement Projects for 2020-21:

- LED streetlights & retrofit.

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 Costs	Incidental Costs	Total Improvement Costs	Current Projects	Benefit Units (SFEs)	Rate	Total Assessment
American River Canyon North	\$127,800.00	\$2,748.54	\$130,548.54	\$55,000.00	1,022	\$102.94	\$105,204.68
American River Canyon North 2	\$15,781.00	\$380.40	\$16,161.40	\$10,000.00	160	\$77.70	\$12,432.00
American River Canyon North 3	\$158,883.00	\$541.36	\$159,424.36	\$61,000.00	918	\$269.86 *	\$247,612.74
Blue Ravine Oaks	\$20,275.00	\$5,347.35	\$25,622.35	\$0.00	165	\$218.60	\$36,069.00
Blue Ravine Oaks No. 2	\$66,758.00	\$4,320.35	\$71,078.35	\$40,000.00	165	\$213.26	\$35,187.90
Briggs Ranch	\$84,074.00	\$18,668.41	\$102,742.41	\$0.00	660	\$122.28	\$80,706.02
Broadstone	\$130,000.00	\$64,976.03	\$194,976.03	\$0.00	2,351	\$164.99	\$387,873.34
Broadstone Unit No.3	\$35,000.00	\$1,444.38	\$36,444.38	\$25,000.00	741	\$28.07 *	\$20,798.47
Broadstone No. 4	\$275,776.00	\$19,751.00	\$295,527.00	\$30,000.00	2,371	\$38.05 *	\$90,209.62
Cobble Hills II/Reflections II	\$97,726.00	\$14,639.51	\$112,365.51	\$10,000.00	389	\$113.14	\$44,011.46
Cobble Ridge	\$20,156.00	\$6,050.82	\$26,206.82	\$5,000.00	98	\$144.26 *	\$14,137.48
Folsom Heights	\$14,800.00	\$5,025.72	\$19,825.72	\$3,000.00	308	\$70.88	\$21,831.04
Folsom Heights No. 2	\$47,394.00	\$5,211.00	\$52,605.00	\$25,000.00	306	\$208.38	\$63,660.09
Hannaford Cross	\$33,586.00	\$8,457.77	\$42,043.77	\$10,000.00	103	\$195.78	\$20,165.34
Lake Natoma Shores	\$34,034.00	\$7,997.67	\$42,031.67	\$15,000.00	113	\$183.58	\$20,744.54
Natoma Valley (formerly) Lakeridge	\$50,305.00	\$12,248.61	\$62,553.61	\$5,000.00	79	\$856.37 *	\$67,653.23
Los Cerros	\$41,511.00	\$9,831.83	\$51,342.83	\$5,000.00	337	\$121.18	\$40,837.66
Natoma Station	\$177,910.00	\$39,059.37	\$216,969.37	\$0.00	1,897	\$91.70	\$173,976.36
Prospect Ridge	\$14,315.00	\$2,886.65	\$17,201.65	\$0.00	9	\$1,074.97	\$9,405.99
Prairie Oaks Ranch	\$214,529.00	\$64,145.99	\$278,674.99	\$0.00	919	\$213.61	\$196,226.42
The Residences at ARC	\$22,546.00	\$4,215.03	\$26,761.03	\$2,000.00	17	\$536.67 *	\$9,123.39
The Residences at ARC II	\$22,546.00	\$0.00	\$22,546.00	\$2,000.00	10	\$1,169.97 *	\$11,699.70
Sierra Estates	\$16,745.00	\$5,593.75	\$22,338.75	\$1,000.00	25	\$363.68 *	\$9,092.00
Silverbrook	\$22,041.17	\$5,726.17	\$27,767.33	\$10,000.00	114	\$0.00	\$0.00
Steeplechase	\$22,765.00	\$9,419.00	\$32,184.00	\$0.00	154	\$157.68	\$24,282.72
Willow Creek East	\$50,548.00	\$0.00	\$50,548.00	\$0.00	747	\$80.40	\$60,058.80
Willow Creek East Estates No 2	\$89,300.00	\$19,675.00	\$108,975.00	\$71,000.00	741	\$130.63	\$96,856.29
Willow Creek South	\$148,529.00	\$15,689.57	\$164,218.57	\$40,000.00	1462	\$109.88	\$160,642.36
Willow Springs	\$40,796.00	\$611.03	\$41,407.03	\$32,000.00	517	\$28.14	\$14,548.38
TOTALS	\$2,096,429.17	\$354,662.29	\$2,451,091.45	\$457,000.00			\$2,075,047.03

METHOD OF APPORTIONMENT

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 XIID 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 Calculated 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	165 residential lots
Blue Ravine Oaks No. 2	165 residential lots
Cobble Ridge	98 residential lots
Cobble Hills Ridge II/Reflections II	389 residential lots
Hannaford Cross	103 residential lots
Lake Natoma Shores	113 residential lots
Los Cerros	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 residential lots</u>
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:

ASSESSMENT TABLE 4

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

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, Haldon.] 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 134.387 undeveloped, non-single family residential acres and each one with be assigned 0.704 SFEs per acre. (4.2 units *.05 * 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
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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 XIID 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

PROSPECT RIDGE**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.

The single family equivalency factor of 0.22 per dwelling unit for multifamily residential properties of 5 or more units applies to such properties with 20 or fewer units. Properties in excess of 20 units typically offer on-site recreational amenities and other facilities that tend to offset some of the benefits provided by the improvements. Therefore the benefit for properties in excess of 20 units is determined to be 0.22 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

COMMERCIAL/INDUSTRIAL PROPERTIES

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 PROPERTIES

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 XIID 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.

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 EAST No. 2

Zones of Benefit

As part of the engineering work for this assessment, an analysis was conducted on the relationship (including proximity, level of service, etc.), between properties and the primary improvements located throughout the Assessment District. Parcels in Zone A (on Garrett Drive, Ferrera Drive and Whitmer Drive) receive direct special benefit from the proximate landscaping and trees adjacent to the properties as well as less proximate streetlighting. Parcels in Zone B receive direct special benefit from the proximate streetlighting as well as landscaping particularly along the street entrances into the neighborhood. Zone C receive direct special benefit from the proximate streetlighting but less benefit from the landscaping because they are less proximate to the landscaped areas.

Thus, three zones (A, B, and C) were created as shown on the assessment diagram. Parcels in Zone A are determined to receive same level of the level of special benefit of those within Zone B and parcels in Zone C are determined to receive 92.08% of the level of special benefit of those within Zone A and Zone B.

The *SVTA* decision indicates:

In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not “particular and distinct” and are not “over and above” the benefits received by other properties “located in the district.”

We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefiting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to 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).

In the Assessment District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the assessment. Therefore, the even spread of assessment throughout each narrowly drawn Zone of Benefit is indeed consistent with the SVTA decision and satisfies the “direct relationship to the “locality of the improvement” standard.

Residential Properties

ASSESSMENT TABLE 11

Type of Residential Property	Pop. Density Equivalent	SqFt Factor	Proposed Rate
Single Family Residential	1.00	1.00	1.00
Condominium	0.73	0.55	0.40
Duplex, Triplex, Fourplex	0.64	0.42	0.27
Multi-Family Residential (5+ Units)	0.64	0.34	0.22
Mobile Home on Separate Lot	0.45	0.45	0.20

Commercial/Industrial Properties

ASSESSMENT TABLE 12

<i>Type of Commercial/Industrial Land Use</i>	<i>Average Employees Per Acre ¹</i>	<i>SFE Units per Quarter Acre ²</i>	<i>SFE Units per Acre After 5</i>
Commercial	24	0.500	0.500
Office	68	1.420	1.420
Shopping Center	24	0.500	0.500
Office	24	0.500	0.500
Self Storage or Parking Lot	1	0.021	
Golf Course	0.80	0.033	
Cemeteries	0.10	0.004	
Agriculture	0.05	0.002	

Vacant Properties

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 XIID 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.

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 13

Description	SFEs
Single Family Parcel Village 1,2,3 (lots 41-93 and 155-165),4-7 and 9A	1.0000
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.

ASSESSMENT

WHEREAS, the City of Folsom, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID 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 2020-21 is generally as follows:

Summary Cost Estimates	
Improvement Costs	\$2,096,429.17
Incidental Costs	\$354,662.29
Other Costs	\$457,000.00
Total Improvement Costs	\$2,908,091.45

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 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 are subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Area, with a maximum annual adjustment not to exceed 4% and American River Canyon North 3, Blue Ravine No. 2 and Folsom Heights No. 2 are subject a maximum annual adjustment not to exceed 3%.

Any change in the CPI in excess of the maximum annual increase shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 4% 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; and is less than 3% for American River Canyon North 3, Blue Ravine No. 2 and Folsom Heights No. 2.

The proposed assessments for the Districts that are eligible for the CPI increase will be assessed at the rate used in fiscal year 2019-2020 but are less than the maximum authorized rates. Broadstone No.4 and Willow Creek East Estates No. 2 will be assessed at their new lower rate starting this year, 2020-21.

District	Maximum Authorized Rate	Proposed Rate 20-21
American River Canyon North No. 3	\$277.97	\$269.86
Blue Ravine Oaks No. 2	\$219.55	\$213.26
Broadstone 3	\$36.60	\$28.07
Broadstone No. 4-Zone A	\$38.05	\$38.05
Broadstone No. 4-Zone B	\$36.24	\$36.24
Broadstone No. 4-Zone C	\$35.72	\$35.72
Broadstone No. 4-Zone D	\$35.04	\$35.04
Cobble Ridge	\$214.68	\$139.64
Folsom Heights No.2	\$214.63	\$208.38
Natoma Valley	\$916.81	\$856.37
Prospect Ridge	\$1,150.84	\$1,074.97
The Residences	\$681.21	\$536.67
The Residences II	\$1,413.96	\$1,169.97
Sierra Estates	\$389.34	\$363.68
Willow Creek East Eastates No 2-Zone A&B	\$97.58	\$97.58
Willow Creek East Eastates No 2-Zone C	\$89.70	\$89.70

Silverbrook is subject to an annual assessment for \$132.32. However, there will be a credit in 2020-21 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.

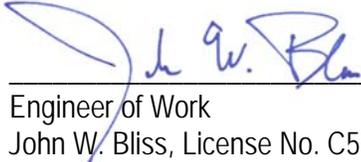
Union Square a benefit zone of Natoma Station will be maintained and serviced by their Home Owner's Association and has not been levied since fiscal year 2009-10.

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 2020-21. 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 2020-21 for each parcel or lot of land within the said City of Folsom Landscaping and Lighting Districts.

Dated: 6/15/2020



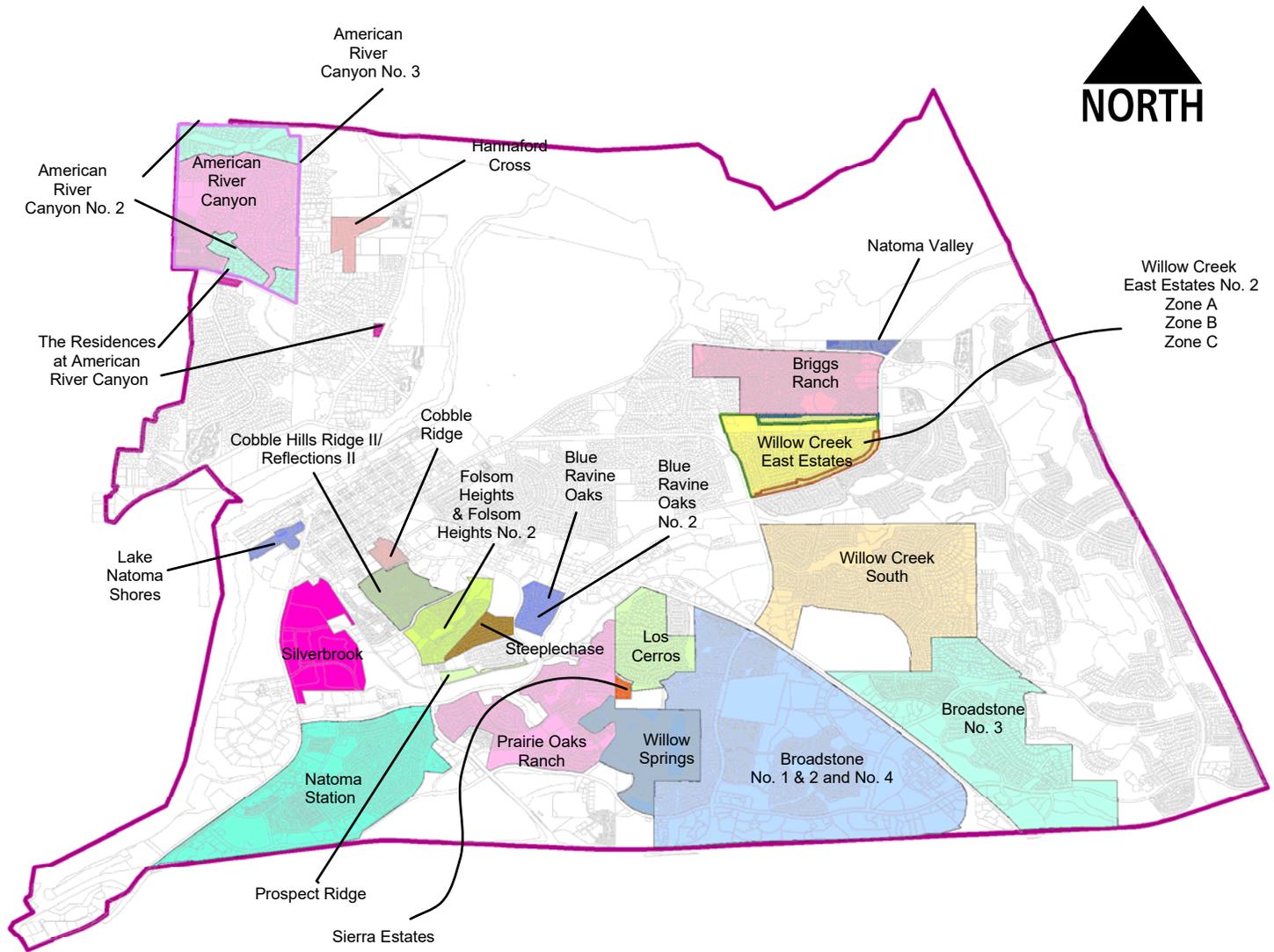


Engineer of Work
John W. Bliss, License No. C52091

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.



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, CALIFORNIA, THIS _____ DAY OF _____, 2020.

CITY CLERK

RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, CALIFORNIA, THIS _____ DAY OF _____, 2020.

CITY CLERK

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF FOLSOM ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2020 FOR FISCAL YEAR 2020-21 AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO ON THE _____ DAY OF _____, 2020.

REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

CITY CLERK

FILED THIS _____ DAY OF _____, 2020, AT THE HOUR OF _____ O'CLOCK _____ M. IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AT THE REQUEST OF THE GOVERNING BOARD OF THE CITY OF FOLSOM.

COUNTY AUDITOR, COUNTY OF SACRAMENTO

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SACRAMENTO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

**CITY OF FOLSOM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS
ASSESSMENT DIAGRAM**

APPENDIX A -- BUDGETS

The attached budgets for Fiscal Year 2020-21 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.

City of Folsom
American River North Landscaping and Lighting District
Fund 253
2020-21

	Total Budget
Fund Balance Calculation	
Starting Fund Balance (as of April 2020)	\$81,383.88
Estimated Reserve to finance approx. first 6 months of 20-21	(\$46,981.82)
Available Funds	\$34,402.06

Improvement Costs	
General Maintenance Costs	
1. Scheduled	\$0.00
2. Unscheduled*	\$0.00
3. Streetlights*	\$5,400.00
4. Irrigation	\$6,750.00
Service Costs	
5. Electrical*	\$25,000.00
6. Water*	\$35,650.00
Current Year Improvement Projects	
7. Waterfall upper basin rehab	\$55,000.00
Subtotal of Item 7	\$55,000.00
Subtotal	\$127,800.00
Incidental Costs	
8. Professional Services (Engineer's Report and IP)	\$0.00
9. Contract Services (all other contracts and services)*	\$0.00
10. Publications/Mailings/Communications	\$0.00
11. Staff	\$0.00
12. Overhead	\$2,155.00
13. County Auditor Fee	\$593.54
Subtotal	\$2,748.54
Total Improvement Costs	\$130,548.54

Assessment to Property (Current)	
Assessment per Single Family Equivalent	\$102.94
Single Family Equivalent Benefit Units	1,022
Total Assessment	\$105,204.68

Installment Costs (see installment Plan and Summary next page)	
Short-Term Installment Plan (previously collected)	\$0.00
Long-Term Installment Plan (previously collected)	\$14,695.00
Short-Term Installment Plan (collected this year)	\$0.00
Long-Term Installment Plan (collected this year)	\$0.00
Total Installment Costs	\$14,695.00

District Balance	
Total Assessment to property	\$105,204.68
Total Improvement Costs	(\$130,548.54)
Subtotal	(\$25,343.86)
Total Available Funds	\$34,402.06
Total Funds	\$9,058.20
Total Installment Costs	(\$14,695.00)
Contributions from other sources	\$0.00
Net Balance	(\$5,636.80)
District Balance (surplus is +; deficit is 0)	(\$5,636.80)

Net Assessment Calculation	
Assessment	\$105,204.68
Surplus or Deficit (surplus is subtracted; deficit is added)	\$5,636.80
Net Assessment	\$110,841.48

Allocated Net Assessment to Property	
Net Assessment	\$110,841.48
Single Family Equivalent Benefit Units	1022
Allocated Net Assessment to Property	\$108.46

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$108.46)
Allocated Assessment to Property	\$102.94
Per Parcel Surplus (+) or Deficit (-)	(\$5.52)

*Funds from kind balance

AMERICAN RIVER CANYON NORTH - INSTALLMENT SUMMARY

District:	American River Canyon North							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$81,384							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	Required
Totals:	\$1,200	\$14,695	\$0	\$0	\$0	0	0	\$100,000

City of Folsom
American River Canyon North No. 2 Landscaping and Lighting District
Fund 270 - lights Only
2020-21

Total Budget

Fund Balance Calculation	
Starting Fund Balance (as of April 2020)	\$165,778.00
Estimated Reserve to finance approx. first 6 months of 20-21	(\$5,551.82)
Available Funds	\$160,226.18

Improvement Costs	
General Maintenance Costs	
1. Scheduled	\$0.00
2. Unscheduled	\$2,500.00
3. Streetlights	\$1,781.00
Service Costs	
4. Electrical	\$1,500.00
5. Water	\$0.00
Current Year Improvement Projects	
6. LED change-out	\$10,000.00
Subtotal	\$10,000.00
Subtotal	<u>\$15,781.00</u>
Incidental 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	\$286.00
12. County Auditor Fee	\$94.40
Subtotal	<u>\$380.40</u>
Total Improvement Costs	<u>\$16,161.40</u>

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

Installment Costs (see installment Plan and Summary next page)	
Short-Term Installment Plan (previously collected)	\$0.00
Long-Term Installment Plan (previously collected)	\$155,688.00
Short-Term Installment Plan (collected this year)	\$0.00
Long-Term Installment Plan (collected this year)	\$16,000.00
Total Installment Costs	<u>\$171,688.00</u>

District Balance	
Total Assessment	\$12,432.00
Total Improvement Costs	(\$16,161.40)
Subtotal	(\$3,729.40)
Total Available Funds	\$160,226.18
Total Funds	\$156,496.78
Total Installment Costs	(\$171,688.00)
Contributions from other sources	\$0.00
Net Balance	(\$15,191.22)
District Balance (surplus is +; deficit is -)	<u>(\$15,191.22)</u>

Net Assessment Calculation	
Assessment	\$12,432.00
Surplus or Deficit (surplus is subtracted; deficit is added)	\$15,191.22
Net Assessment	<u>\$27,623.22</u>

Allocated Net Assessment to Property	
Net Assessment	\$27,623.22
Single Family Equivalent Benefit Units	160
Allocated Net Assessment to Property	<u>\$172.65</u>

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	(\$172.65)
Allocated Assessment to Property	\$77.70
Per Parcel Surplus (+) or Deficit (-)	<u>(\$94.95)</u>

*Funds from fund balance

City of Folsom
American River Canyon North No. 3 Landscaping and Lighting District
Fund 275
2020-21

	Total Budget
Fund Balance Calculation	
Starting Fund Balance (as of April 2020)	\$899,682.91
Estimated Reserve to finance approx. first 6 months of 20-21	(\$110,577.74)
Available Funds	\$789,105.17

Improvement Costs	
General Maintenance Costs	
1. Scheduled	\$54,183.00
2. Unscheduled	\$35,000.00
3. Streetlights	\$5,400.00
4. Irrigation Parts	\$3,300.00
Service Costs	
5. Electrical	\$0.00
6. Water	\$0.00
Current Year Improvement Projects	
7. Irrigation controller upgrade, tree/landscape improvements	\$61,000.00
<i>Subtotal</i>	\$61,000.00
Subtotal	\$158,883.00
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	\$14,157.00
12. Overhead	\$5,173.00
13. County Auditor Fee	\$541.36
Subtotal	\$24,221.36
Total Improvement Costs	\$183,104.36

Assessment to Property (Current)	
Assessment per Single Family Equivalent	\$269.86
Single Family Equivalent Benefit Units	917.56
Total Assessment	\$247,612.74

Installment Costs (see installment Plan and Summary next page)	
Short-Term Installment Plan (previously collected)	\$92,000.00
Long-Term Installment Plan (previously collected)	\$466,000.00
Short-Term Installment Plan (collected this year)	\$12,000.00
Long-Term Installment Plan (collected this year)	\$32,000.00
Total Installment Costs	\$602,000.00

District Balance	
Total Assessment	\$247,612.74
Total Improvement Costs	(\$183,104.36)
<i>Subtotal</i>	\$64,508.38
Total Available Funds	\$789,105.17
<i>Total Funds</i>	\$853,613.55
Annual Installment (collected this year)	(\$602,000.00)
Contributions from other sources	\$0.00
<i>Net Balance</i>	\$251,613.55
District Balance (surplus is +; deficit is 0)	\$251,613.55

Net Assessment Calculation	
Assessment	\$247,612.74
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$251,613.55)
Net Assessment	(\$4,000.80)

Allocated Net Assessment to Property	
Net Assessment	(\$4,000.80)
Single Family Equivalent Benefit Units	918
Allocated Net Assessment to Property	(\$4.36)

Comparison of Net Assessment and Assessment	
Allocated Net Assessment to Property	\$4.36
Allocated Assessment to Property	\$269.86
Per Parcel Surplus (+) or Deficit (-)	\$274.22

*Funds from land balance

AMERICAN RIVER CANYON NORTH NO. 3 - INSTALLMENT SUMMARY

District:	American River Canyon North #3							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$899,683							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Required
Irrigation Controller Upgrade-centralize (1 controller)	\$4,000	\$14,000	4000	4000	4000	4000	4000	\$2,000
Tree & landscape improvements (or replacement)	\$5,000	\$15,000	5000	5000	5000	5000	5000	\$25,000
Signage Replacement	\$2,000	\$7,000	3000	3000	3000	3000	3000	\$60,000
Mystic Hills replace missing landscape	\$4,000	\$8,000	0	0	0	0	0	\$20,000
Totals:	\$15,000	\$44,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$107,000
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	Required
Waterfall Rock Repair	\$1,000	\$8,000	2000	2000	2000	2000	2000	\$10,000
Baldwin Dam Path Repair	\$5,000	\$40,000	10000	10000	10000	10000	10000	\$50,000
Landscape removal/replacement (throughout district)	\$5,000	\$40,000	10000	10000	10000	10000	10000	\$150,000
ARC Drive/Canyon Falls (Cascade perimeter), landscape, remove/replace trees, mow strip	\$20,000	\$130,000	30000	5000	5000	5000	5000	\$135,000
Main Walking Trail landscaping, irrigation, stairs, clean-up	\$10,000	\$80,000	20000	5000	5000	5000	5000	\$150,000
Totals:	\$41,000	\$298,000	\$72,000	\$32,000	\$32,000	\$32,000	\$32,000	\$495,000
¹ Fence will not be funded through L&L District								
² Project Completed								

City of Folsom
Blue Ravine Oaks Landscaping and Lighting District
Fund 250
2020-21

Total Budget

<u>Fund Balance Calculation</u>	
Starting Fund Balance (as of April 2020)	\$99,862.00
Estimated Reserve to finance approx. first 6 months of 20-21	(\$16,107.53)
Available Funds	\$83,754.47

<u>Improvement Costs</u>	
<u>General Maintenance Costs</u>	
1. Scheduled	\$0.00
2. Unscheduled	\$5,000.00
3. Streetlights	\$1,000.00
<u>Service Costs</u>	
4. Electrical	\$4,500.00
5. Water	\$9,775.00
<u>Current Year Improvement Projects</u>	
6. No Planned Projects	\$0.00
Subtotal	\$20,275.00
<u>Incidental Costs</u>	
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	\$0.00
11. Overhead	\$900.00
12. County Auditor Fee	\$97.35
Subtotal	\$5,347.35
Total Improvement Costs	\$25,622.35

<u>Assessment to Property (Current)</u>	
Assessment per Single Family Equivalent	\$218.60
Single Family Equivalent Benefit Units	165
Total Assessment	\$36,069.00

<u>Installment Costs (see installment Plan and Summary next page)</u>	
Short-Term Installment Plan (previously collected)	\$9,000.00
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	\$10,000.00

<u>District Balance</u>	
Total Assessment	\$36,069.00
Total Improvement Costs	(\$25,622.35)
Subtotal	\$10,446.65
Total Available Funds	\$83,754.47
Total Funds	\$94,201.12
Total Installment Cost	(\$10,000.00)
Contributions from other sources	\$0.00
Net Balance	\$84,201.12
District Balance (surplus is +; deficit is 0)	\$84,201.12

<u>Net Assessment Calculation</u>	
Assessment	\$36,069.00
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$84,201.12)
Net Assessment	(\$48,132.12)

<u>Allocated Net Assessment to Property</u>	
Net Assessment	(\$48,132.12)
Single Family Equivalent Benefit Units	165
Allocated Net Assessment to Property	(\$291.71)

<u>Comparison of Net Assessment and Assessment</u>	
Allocated Net Assessment to Property	\$291.71
Allocated Assessment to Property	\$218.60
Per Parcel Surplus (+) or Deficit (-)	\$510.31

*Funds from fund balance

City of Folsom
Blue Ravine Oaks No. 2 Landscaping and Lighting District
Fund 278
2020-21

Total Budget

Fund Balance Calculation		Total Budget
Starting Fund Balance (as of April 2020)	\$183,756.06	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$15,714.05)	
Available Funds		\$168,042.01

Improvement Costs		
General Maintenance Costs		
1. Scheduled		\$10,956.00
2. Unscheduled		\$15,000.00
3. Streetlights		\$0.00
4. Irrigation		\$800.00
Service Costs		
5. Electrical		\$0.00
6. Water		\$0.00
Current Year Improvement Projects		
7. Fence Replacement (Riley)		\$40,000.00
	<i>Subtotal of Item 8</i>	\$40,000.00
Subtotal		\$66,756.00
Incidental Costs		
9. Professional Services (Engineer's Report and IP)		\$0.00
10. Contract Services (all other contracts and services)		\$0.00
11. Publications/Mailings/Communications		\$0.00
12. Staff		\$3,763.00
13. Overhead		\$460.00
14. County Auditor Fee		\$97.35
Subtotal		\$4,320.35
Total Improvement Costs		\$71,076.35

Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$213.26	
Single Family Equivalent Benefit Units	165	
Total Assessment		\$35,187.90

Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$1,000.00	
Long-Term Installment Plan (previously collected)	\$55,200.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$9,200.00	
Total Installment Costs		\$65,400.00

District Balance		
Total Assessment	\$35,187.90	
Total Improvement Costs	(\$71,076.35)	
Subtotal	(\$35,888.45)	
Total Available Funds	\$168,042.01	
Total Funds	\$132,153.56	
Total Installment Cost	(\$65,400.00)	
Contributions from other sources	\$0.00	
Net Balance	\$66,753.56	
District Balance (surplus is +; deficit is 0)		\$66,753.56

Net Assessment Calculation		
Assessment	\$35,187.90	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$66,753.56)	
Net Assessment		(\$31,565.66)

Allocated Net Assessment to Property		
Net Assessment	(\$31,565.66)	
Single Family Equivalent Benefit Units	165	
Allocated Net Assessment to Property		(\$191.31)

Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	\$191.31	
Allocated Assessment to Property	\$213.26	
Per Parcel Surplus (+) or Deficit (-)		\$404.57

BLUE RAVINE OAKS No. 2 - INSTALLMENT SUMMARY

District:	Blue Ravine Oaks No. 2							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$183,756							
Short Term Installment Summary								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	
Tree Removal/Replacement (Blue Ravine Road)	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Totals:	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Long Term Installment Summary								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	
Fence Replacement on Riley or Fence Upgrade	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$65,000
Tree Removal/Replacement	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$80,000
Blue Ravine Wall Repair	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$130,000
Signage Replacement	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Totals:	\$9,200	\$9,200	\$9,200	\$9,200	\$9,200	\$9,200	\$9,200	\$279,000

City of Folsom Briggs Ranch Landscaping and Lighting District Fund 205 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$4,655.00	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$36,041.32)	
Available Funds		(\$31,386.32)
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$41,868.00	
2. Unscheduled	\$25,000.00	
3. Streetlights	\$4,000.00	
4. Irrigation	\$1,300.00	
Service Costs		
5. Electrical	\$9,078.00	
6. Water	\$7,828.00	
Current Year Improvement Projects		
7. No planned projects	\$0.00	
	Subtotal of Item 7	\$0.00
Subtotal		\$89,074.00
Incidental 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	\$12,660.00	
11. Overhead	\$1,269.00	
12. County Auditor Fee	\$389.41	
Subtotal		\$18,668.41
Total Improvement Costs		\$107,742.41
Assessment 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)		
Short-Term Installment Plan (previously collected)	\$55,000.00	
Long-Term Installment Plan (previously collected)	\$95,070.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$3,410.00	
Total Installment Costs		\$155,480.00
District Balance		
Total Assessment	\$80,706.02	
Total Improvement Costs	(\$107,742.41)	
Subtotal	(\$27,036.38)	
Total Available Funds	(\$31,386.32)	
Total Funds	(\$58,422.70)	
Total Installment Cost	(\$155,480.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$213,902.70)	
District Balance (surplus is +; deficit is 0)		(\$213,902.70)
Net Assessment Calculation		
Assessment	\$80,706.02	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$213,902.70	
Net Assessment		\$294,608.73
Allocated Net Assessment to Property		
Net Assessment	\$294,608.73	
Single Family Equivalent Benefit Units	660	
Allocated Net Assessment to Property		\$446.37
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	(\$446.37)	
Allocated Assessment to Property	\$122.28	
Per Parcel Surplus (+) or Deficit (-)		(\$324.09)

* Funds from fund balance

BRIGGS RANCH - INSTALLMENT SUMMARY

District:	Briggs Ranch								
Fiscal Year:	2020-21								
Fund Balance (2020)	\$4,655								
Short Term Installment Summary									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019		Required
Shrub and Tree Upgrades (E. Natoma/Blue Ravine)	\$10,000	\$17,000	\$500	\$500	\$500	\$500	\$500	\$500	\$50,000
Fence/Wall Repair/Replacement (Blue Ravine)-partial	\$10,000	\$17,000	\$500	\$500	\$500	\$500	\$500	\$500	\$50,000
Fence Repair/Replcement (E. Natoma)-partial	\$2,000	\$5,000	\$500	\$500	\$500	\$500	\$500	\$500	\$50,000
Pet Station-repair/replacement	\$2,000	\$6,000	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Totals:	\$24,000	\$45,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$156,000
Long Term Installment Summary									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019		Required
Bollard Repair/Replacement (67 bollards)	\$2,000	\$39,020	\$410	\$410	\$410	\$410	\$410	\$410	\$60,000
Fence Repair/Replacement (Blue Ravine)-partial	\$4,000	\$8,000	\$500	\$500	\$500	\$500	\$500	\$500	\$60,000
Fence Repair/Replacement (E. Natoma)-partial	\$4,000	\$8,000	\$500	\$500	\$500	\$500	\$500	\$500	\$60,000
Entry Sign Replacement (brass letters)	\$1,000	\$3,500	\$500	\$500	\$500	\$500	\$500	\$500	\$10,000
Irrigation Upgrades/replacements (3 controllers)	\$2,000	\$5,000	\$500	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape Lighting Upgrades or Replacement	\$5,000	\$9,500	\$500	\$500	\$500	\$500	\$500	\$500	\$75,000
Tree & landscape improvements (partial collection)	\$2,000	\$5,000	\$500	\$500	\$500	\$500	\$500	\$500	\$10,000
Totals:	\$20,000	\$78,020	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410	\$285,000

City of Folsom
Broadstone Landscaping and Lighting District
Fund 210
2020-21

Total Budget

Fund Balance Calculation		Total Budget
Starting Fund Balance (as of April 2020)	(\$347,011.73)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$173,214.67)	
Available Funds		(\$520,226.40)

Improvement Costs		
General Maintenance Costs		
1. Scheduled		\$0.00
2. Unscheduled		\$0.00
3. Streetlights		\$0.00
Service Costs		
4. Electrical		\$45,000.00
5. Water		\$85,000.00
Current Year Improvement Projects		
6. No Planned Projects		\$0.00
	<i>Subtotal of Item 6</i>	0.00
Subtotal		\$130,000.00
Incidental 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		\$50,639.00
11. Overhead		\$8,600.00
12. County Auditor Fee		\$1,387.03
Subtotal		\$64,976.03
Total Improvement Costs		\$194,976.03

Assessment to Property (Current)		
Assessment per Single Family Equivalent		\$164.99
Single Family Equivalent Benefit Units		2,350.89
Total Assessment		\$387,873.34

Installment Costs (see installment Plan and Summary next page)		
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

District Balance		
Total Assessment		\$387,873.34
Total Improvement Costs		(\$194,976.03)
Subtotal		\$192,897.32
Total Available Funds		\$520,226.40
Total Funds		(\$327,329.08)
Total Installment Cost		(\$2,745.00)
Contributions from other sources		\$0.00
Net Balance		(\$330,074.08)
District Balance (surplus is +; deficit is 0)		(\$330,074.08)

Net Assessment Calculation		
Assessment		\$387,873.34
Surplus or Deficit (surplus is subtracted; deficit is added)		\$330,074.08
Net Assessment		\$717,947.43

Allocated Net Assessment to Property		
Net Assessment		\$717,947.43
Single Family Equivalent Benefit Units		2351
Allocated Net Assessment to Property		\$305.39

Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		(\$305.39)
Allocated Assessment to Property		\$164.99
Per Parcel Surplus (+) or Deficit (-)		(\$140.40)

*Funds from land balance

BROADSTONE 1 AND 2 - INSTALLMENT SUMMARY

District:	Broadstone								
Fiscal Year:	2020-21								
Fund Balance (2020)	(\$347,012)								
Short Term Installment Summary									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019		Required
Tree & landscape improvements (partial fund collection)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Repair Irrigation/Replace Shrubs-Rathbone, Knoller, other interior areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Landscape Light repair/replacement (60 lights)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Bollard Repair/Replacement (40)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Light Pole/fixture replacement of KW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,000
Long Term Installment Summary									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019		Required
Repair Irrigation/Replace Shrubs-Iron Point median	\$0	\$2,745	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Tree & landscape improvements (or replacement)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000
Shrub Replacement-through out (some irrigation repair)-28 acres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Landscape Light replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Pet Station replacement (7)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000
Signage Repair/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Turf Removal/Irrigation retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
Irrigation Upgrades and flow (15)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000
Totals:	\$0	\$2,745	\$0	\$0	\$0	\$0	\$0	\$0	\$1,516,000

City of Folsom
Broadstone 3 Landscaping and Lighting District
Fund 209 - Streetlights Only
2020-21

Total Budget

<u>Fund Balance Calculation</u>		Total Budget
Starting Fund Balance (as of April 2020)	\$87,414.50	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$9,288.08)	
Available Funds		\$78,126.42

<u>Improvement Costs</u>			
<u>General Maintenance Costs</u>			
1. Scheduled		\$0.00	
2. Unscheduled		\$0.00	
3. Streetlights		\$8,000.00	
<u>Service Costs</u>			
4. Electrical		\$2,000.00	
5. Water		\$0.00	
<u>Current Year Improvement Projects</u>			
6. LED Retrofit (Partial-Tall Poles)		\$25,000.00	
	<i>Subtotal of Item 6</i>	\$25,000.00	
Subtotal			\$35,000.00
<u>Incidental Costs</u>			
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		\$324.00	
12. County Auditor Fee		\$699.00	
		\$421.38	
Subtotal			\$1,444.38
Total Improvement Costs			\$36,444.38

<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent	\$28.07	
Single Family Equivalent Benefit Units	740.95	
Total Assessment		\$20,798.47

<u>Installment Costs (see installment Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)	\$0.00	
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 Installment Costs		\$5,000.00

<u>District Balance</u>		
Total Assessment	\$20,798.47	
Total Improvement Costs	(\$36,444.38)	
Subtotal	(\$15,645.91)	
Total Available Funds	\$88,666.42	
Total Funds	\$73,020.50	
Total Installment Cost	(\$5,000.00)	
Contributions from other sources	\$0.00	
Net Balance	\$68,020.50	
District Balance (surplus is +; deficit is 0)		\$68,020.50

<u>Net Assessment Calculation</u>		
Assessment	\$20,798.47	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$68,020.50)	
Net Assessment		(\$47,222.04)

<u>Allocated Net Assessment to Property</u>		
Net Assessment	(\$47,222.04)	
Single Family Equivalent Benefit Units	741	
Allocated Net Assessment to Property		(\$63.73)

<u>Comparison of Net Assessment and Assessment</u>		
Allocated Net Assessment to Property	\$63.73	
Allocated Assessment to Property	\$28.07	
Per Parcel Surplus (+) or Deficit (-)		\$91.80

*Funds from fund balance

BROADSTONE 3 - INSTALLMENT SUMMARY

District:	Broadstone #3							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$87,415							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Required
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	Required
Paint Streetlight Poles (350 poles)	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Total	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$50,000

City of Folsom
Broadstone No. 4 Landscaping and Lighting District
Fund 282
2020-21

	Total Budget
Fund Balance Calculation	
Starting Fund Balance (as of April 2020)	\$315,013.00
Estimated Reserve to finance approx. first 6 months of 20-21	(\$40,285.39)
Available Funds	\$274,727.61

Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$141,276.00	
2. Unscheduled	\$70,000.00	
3. Streetlights	\$17,500.00	
4. Irrigation	\$17,000.00	
Service Costs		
5. Electrical	\$0.00	
6. Water	\$0.00	
Current Year Improvement Projects		
7. Streetscape medians	\$30,000.00	
Subtotal	Subtotal of Item 6 \$30,000.00	\$275,776.00
Incidental Costs		
8. Professional Services (Engineer's Report and IP)	\$0.00	
9. Contract Services (all other contracts and services)	\$0.00	
10. Publications/Mailings/Communications	\$0.00	
11. Staff	\$6,456.00	
12. Overhead	\$13,295.00	
13. County Auditor Fee	\$0.00	
Subtotal	\$19,751.00	\$295,527.00
Total Improvement Costs		\$295,527.00

Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$38.05	
Single Family Equivalent Benefit Units	2,370.82	
Total Assessment		\$90,209.62

Installment 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		\$0.00

District Balance		
Total Assessment	\$90,209.62	
Total Improvement Costs	(\$295,527.00)	
Subtotal	(\$205,317.38)	
Total Available Funds	\$274,727.61	
Total Funds	\$69,410.23	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$69,410.23	
District Balance (surplus is +; deficit is 0)		\$69,410.23

Net Assessment Calculation		
Assessment	\$90,209.62	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$69,410.23)	
Net Assessment		\$20,799.39

Allocated Net Assessment to Property		
Net Assessment	\$20,799.39	
Single Family Equivalent Benefit Units	2371	
Allocated Net Assessment to Property		\$8.77

Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		(\$8.77)
Allocated Assessment to Property		\$38.05
Per Parcel Surplus (+) or Deficit (-)		\$29.28

*Funds from fund balance

City of Folsom
Cobble Hills II/Reflections II Landscaping and Lighting District
Fund 214
2020-21

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	(\$740.00)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$19,654.43)	
Available Funds		(\$20,394.43)
Improvement Costs		
<u>General Maintenance Costs</u>		
1. Scheduled	\$66,276.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$1,350.00	
4. Irrigation	\$1,600.00	
<u>Service Costs</u>		
5. Electrical	\$2,000.00	
6. Water	\$6,500.00	
<u>Current Year Improvement Projects</u>		
7. Fence replacement	\$10,000.00	
Subtotal of Item 7	\$10,000.00	
Subtotal		\$97,726.00
<u>Incidental Costs</u>		
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	\$8,440.00	
12. Overhead	\$1,620.00	
13. County Auditor Fee	\$229.51	
Subtotal		\$14,639.51
Total Improvement Costs		\$112,365.51
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$113.14	
Single Family Equivalent Benefit Units	389	
Total Assessment		\$44,011.46
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$43,856.00	
Long-Term Installment Plan (previously collected)	\$54,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
Total Installment Costs		\$97,856.00
District Balance		
Total Assessment	\$44,011.46	
Total Improvement Costs	(\$112,365.51)	
Subtotal	(\$68,354.05)	
Total Available Funds	\$20,394.43	
Total Funds	(\$88,748.48)	
Total Installment Cost	(\$97,856.00)	
Contributions from other sources	\$5,000.00	
Net Balance	(\$181,604.48)	
District Balance (surplus is +; deficit is 0)		(\$181,604.48)
Net Assessment Calculation		
Assessment	\$44,011.46	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$181,604.48	
Net Assessment		\$225,615.94
Allocated Net Assessment to Property		
Net Assessment	\$225,615.94	
Single Family Equivalent Benefit Units	389	
Allocated Net Assessment to Property		\$579.99
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	(\$579.99)	
Allocated Assessment to Property	\$113.14	
Per Parcel Surplus (+) or Deficit (-)		(\$466.85)

*Funds from fund balance

COBBLE HILLS RIDGE - INSTALLMENT SUMMARY

District:	Cobble Hills II/Reflections II							
Fiscal Year:	2020-21							
Fund Balance (2020)	(\$740)							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Required
Tree & landscape improvements (or replacement)	\$5,000	\$38,856	\$0	\$0	\$0	\$0	\$0	\$50,000
Mini Park & Path to Lembi Turf and Shrub Repair/Replacement	\$10,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Totals:	\$15,000	\$43,856	\$0	\$0	\$0	\$0	\$0	\$90,000
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	Required
Fence Repair/Replacement (225 ft)	\$1,000	\$6,500	\$0	\$0	\$0	\$0	\$0	\$10,000
Wall Repairs and Painting (628 ft)	\$1,000	\$35,500	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub Replacement-Glenn/Oxborough	\$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
Tree & landscape improvements (or replacement)	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$53,600
Totals:	\$11,000	\$54,000	\$0	\$0	\$0	\$0	\$0	\$191,600

City of Folsom Cobble Ridge Landscaping and Lighting District Fund 234 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$104,313.62	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$6,313.45)	
Available Funds		\$98,000.17
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$10,656.00	
2. Unscheduled	\$3,000.00	
3. Streetlights	\$350.00	
4. Irrigation	\$250.00	
Service Costs		
5. Electrical	\$500.00	
6. Water	\$650.00	
Current Year Improvement Projects		
7. Tree work in Cu-de-Sac	\$5,000.00	
	<u>\$5,000.00</u>	
Subtotal		\$20,406.00
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	\$338.00	
11. Staff	\$950.00	
12. Overhead	\$605.00	
13. County Auditor Fee	\$57.82	
	<u>\$6,050.82</u>	
Subtotal		\$6,050.82
Total Improvement Costs		\$26,456.82
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$144.26	
Single Family Equivalent Benefit Units	98	
Total Assessment		\$14,137.48
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$29,518.00	
Long-Term Installment Plan (previously collected)	\$26,325.00	
Short-Term Installment Plan (collected this year)	\$1,000.00	
Long-Term Installment Plan (collected this year)	\$1,000.00	
Total Installment Costs		\$57,843.00
District Balance		
Total Assessment	\$14,137.48	
Total Improvement Costs	(\$26,456.82)	
Subtotal	(\$12,319.34)	
Total Available Funds	\$98,000.17	
Total Funds	\$85,680.83	
Total Installment Cost	(\$57,843.00)	
Contributions from other sources	\$0.00	
Net Balance		\$27,837.83
District Balance (surplus is +; deficit is 0)		\$27,837.83
Net Assessment Calculation		
Assessment	\$14,137.48	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$27,837.83)	
Net Assessment		(\$13,700.35)
Allocated Net Assessment to Property		
Net Assessment	(\$13,700.35)	
Single Family Equivalent Benefit Units	98	
Allocated Net Assessment to Property		(\$139.80)
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	\$139.80	
Allocated Assessment to Property	\$144.26	
Per Parcel Surplus (+) or Deficit (-)		\$284.06

*Funds from fund balance

COBBLE RIDGE – INSTALLMENT SUMMARY

District:	Cobble Ridge								
Fiscal Year:	2020-21								
Fund Balance (2020)	\$104,314								
Short Term Installment Summary									
									Approx.
									Total
Project	Yearly	Prior Years	Year 1	Year 2	Year 3	Year 4	Year 5		Required
	Installment	Collections	2015	2016	2017	2018	2019		
Shurb, bark, DG replacement	\$3,000	\$21,018	\$500	\$500	\$500	\$500	\$500	\$500	\$20,000
Tree work in Cul de Sac	\$1,000	\$3,500	\$500	\$500	\$500	\$500	\$500	\$500	\$5,000
Totals:	\$4,000	\$24,518	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$25,000
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	2015	2016	2017	2018	2019		
Fence Repair/Replacement (340 ft)	\$2,000	\$14,000	\$250	\$250	\$250	\$250	\$250	\$250	\$20,000
Shrub Replacement	\$2,000	\$4,000	\$250	\$250	\$250	\$250	\$250	\$250	\$20,000
Tubular Fence repair/replacement	\$400	\$1,575	\$250	\$250	\$250	\$250	\$250	\$250	\$4,000
Tree & landscape improvements (or replacements)	\$500	\$1,750	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Totals:	\$4,900	\$21,325	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$47,000

City of Folsom Folsom Heights Landscaping and Lighting District Fund 208 2020-21		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$21,967.53	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$9,749.20)	
Available Funds		\$12,218.33
Improvement Costs		
General Maintenance Costs		
1. Scheduled**	\$0.00	
2. Unscheduled	\$0.00	
3. Streetlights	\$1,500.00	
4. Irrigation	\$1,300.00	
Service Costs		
5. Electrical	\$3,500.00	
6. Water	\$5,500.00	
Current Year Improvement Projects		
7. Tree care/open space	\$3,000.00	
	<u>\$3,000.00</u>	
Subtotal		\$14,800.00
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	\$0.00	
12. Overhead	\$494.00	
13. County Auditor Fee	\$181.72	
	<u>\$5,025.72</u>	
Subtotal		\$5,025.72
Total Improvement Costs		\$19,825.72
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$70.88	
Single Family Equivalent Benefit Units	308	
Total Assessment		\$21,831.04
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$56,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
Total Installment Costs		\$56,000.00
District Balance		
Total Assessment	\$21,831.04	
Total Improvement Costs	(\$19,825.72)	
Subtotal	\$2,005.32	
Total Available Funds	\$12,218.33	
Total Funds	\$14,223.65	
Total Installment Cost	(\$56,000.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$41,776.35)	
District Balance (surplus is +; deficit is 0)		(\$41,776.35)
Net Assessment Calculation		
Assessment	\$21,831.04	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$41,776.35	
Net Assessment		\$63,607.39
Allocated Net Assessment to Property		
Net Assessment	\$63,607.39	
Single Family Equivalent Benefit Units	308	
Allocated Net Assessment to Property		\$206.52
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		(\$206.52)
Allocated Assessment to Property		\$70.88
Per Parcel Surplus (+) or Deficit (-)		(\$135.64)

*Funds from fund balance
**Regular Maintenance reduced by 1/2 to 2 times car/month

City of Folsom Folsom Heights No. 2 Landscaping and Lighting District Fund 281 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$225,649.62	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$28,429.03)	
Available Funds		\$197,220.59
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$12,894.00	
2. Unscheduled	\$9,500.00	
3. Streetlights	\$0.00	
Service Costs		
4. Electrical	\$0.00	
5. Water	\$0.00	
Current Year Improvement Projects		
6. Tree Care & Ladder Fuel Abatement in Open Space	\$25,000.00	
Subtotal of Item 6	\$25,000.00	
Subtotal		\$47,394.00
Incidental 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	\$502.00	
12. County Auditor Fee	\$0.00	
Subtotal		\$5,211.00
Total Improvement Costs		\$52,605.00
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$208.38	
Single Family Equivalent Benefit Units	305.50	
Total Assessment		\$63,660.09
Installment 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		\$0.00
District Balance		
Total Assessment	\$63,660.09	
Total Improvement Costs	(\$52,605.00)	
Subtotal	\$11,055.09	
Total Available Funds	\$197,220.59	
Total Funds	\$208,275.68	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$208,275.68	
District Balance (surplus is +; deficit is 0)		\$208,275.68
Net Assessment Calculation		
Assessment	\$63,660.09	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$208,275.68)	
Net Assessment		(\$144,615.59)
Allocated Net Assessment to Property		
Net Assessment	(\$144,615.59)	
Single Family Equivalent Benefit Units	306	
Allocated Net Assessment to Property		(\$473.37)
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	\$473.37	
Allocated Assessment to Property	\$208.38	
Per Parcel Surplus (+) or Deficit (-)		\$681.75

*Funds from fund balance

City of Folsom Hannaford Cross Landscaping and Lighting District Fund 212 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$22,394.06	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$9,005.34)	
Available Funds		\$13,388.72
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$11,136.00	
2. Unscheduled	\$6,500.00	
3. Streetlights	\$650.00	
4. Irrigation	\$500.00	
Service Costs		
5. Electrical	\$2,500.00	
6. Water	\$2,300.00	
Current Year Improvement Projects		
7. Lakeside fences	\$10,000.00	
	<i>Subtotal of Item 8</i>	<u>\$10,000.00</u>
Subtotal		\$33,586.00
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	\$3,482.00	
12. Overhead	\$565.00	
13. County Auditor Fee	\$60.77	
Subtotal		<u>\$8,457.77</u>
Total Improvement Costs		\$42,043.77
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$195.78	
Single Family Equivalent Benefit Units	103	
Total Assessment		<u>\$20,165.34</u>
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$7,500.00	
Long-Term Installment Plan (previously collected)	\$27,352.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$544.00	
Total Installment Costs		<u>\$35,396.00</u>
District Balance		
Total Assessment	\$20,165.34	
Total Improvement Costs	(\$42,043.77)	
Subtotal	(\$21,878.43)	
Total Available Funds	\$15,548.72	
Total Funds	(\$6,329.71)	
Total Installment Cost	(\$35,396.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$41,725.71)	
District Balance (surplus is +; deficit is 0)		<u>(\$41,725.71)</u>
Net Assessment Calculation		
Assessment	\$20,165.34	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$41,725.71	
Net Assessment		<u>\$61,891.05</u>
Allocated Net Assessment to Property		
Net Assessment	\$61,891.05	
Single Family Equivalent Benefit Units	103	
Allocated Net Assessment to Property		<u>\$600.88</u>
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	(\$600.88)	
Allocated Assessment to Property	\$195.78	
Per Parcel Surplus (+) or Deficit (-)		<u>(\$405.10)</u>

*Funds from fund balance

HANNAFORD CROSS - INSTALLMENT SUMMARY

District:	Hannaford Cross							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$22,394							
Short Term Installment Summary								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	
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 Summary								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	
Fence Repair/Replace-Lakeside (670 feet)	\$2,000	\$20,600	\$150	\$150	\$150	\$150	\$150	\$28,000
Inwood Replanting	\$1,000	\$2,276	\$194	\$194	\$194	\$194	\$194	\$26,000
Tree & landscape improvements (or replacements)	\$1,000	\$2,300	\$200	\$200	\$200	\$200	\$200	\$10,000
Totals:	\$4,000	\$25,176	\$544	\$544	\$544	\$544	\$544	\$64,000

City of Folsom Lake Natoma Shores Landscaping and Lighting District Fund 213 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$98,645.93	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$9,264.00)	
Available Funds		\$89,381.93
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$6,828.00	
2. Unscheduled	\$7,500.00	
3. Streetlights	\$1,000.00	
4. Irrigation	\$700.00	
Service Costs		
5. Electrical	\$900.00	
6. Water	\$2,898.00	
Current Year Improvement Projects		
7. Forrest St relandscape/Muerer relandscape	\$15,000.00	
Subtotal of Item 7	\$15,000.00	
Subtotal		\$34,826.00
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	\$2,638.00	
12. Overhead	\$943.00	
13. County Auditor Fee	\$66.67	
Subtotal		\$7,997.67
Total Improvement Costs		\$42,823.67
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$183.58	
Single Family Equivalent Benefit Units	113	
Total Assessment		\$20,744.54
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$24,357.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$1,250.00	
Total Installment Costs		\$25,607.00
District Balance		
Total Assessment	\$20,744.54	
Total Improvement Costs	(\$42,823.67)	
Subtotal	(\$22,079.13)	
Total Available Funds	\$89,381.93	
Total Funds	\$67,302.80	
Total Installment Cost	(\$25,607.00)	
Contributions from other sources	\$0.00	
Net Balance	\$41,695.80	
District Balance (surplus is +; deficit is 0)		\$41,695.80
Net Assessment Calculation		
Assessment	\$20,744.54	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$41,695.80)	
Net Assessment	(\$20,951.26)	
Allocated Net Assessment to Property		
Net Assessment	(\$20,951.26)	
Single Family Equivalent Benefit Units	113	
Allocated Net Assessment to Property	(\$185.41)	
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	\$185.41	
Allocated Assessment to Property	\$183.58	
Per Parcel Surplus (+) or Deficit (-)	\$368.99	

*Funds from fund balance

LAKE NATOMA SHORES - INSTALLMENT SUMMARY

District:	Lake Natoma Shores							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$98,646							
Short Term Installment Summary								
								Approx.
								Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summary								
								Approx.
								Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Signage Repair/Replacement	\$1,000	\$13,607	\$500	\$500	\$500	\$500	\$500	\$15,000
Turf repair/irrigation upgrades	\$1,000	\$2,250	\$250	\$250	\$250	\$250	\$250	\$22,000
Tree & landscape improvements (or replacements)	\$1,000	\$3,500	\$500	\$500	\$500	\$500	\$500	\$16,000
Totals:	\$3,000	\$19,357	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$53,000

City of Folsom
Los Cerros Landscaping and Lighting District
Fund 204
2020-21

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$154,877.96	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$18,237.09)	
Available Funds		\$136,640.87

Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$12,500.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$2,125.00	
Service Costs		
4. Electrical	\$7,568.00	
5. Water	\$4,318.00	
Current Year Improvement Projects		
6. Irrigation upgrades	\$5,000.00	
	<u>\$5,000.00</u>	
Subtotal	<i>Subtotal of Item 6</i>	\$41,511.00
Incidental 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	\$4,325.00	
11. Overhead	\$958.00	
12. County Auditor Fee	\$198.83	
	<u>\$9,831.83</u>	
Subtotal		\$9,831.83
Total Improvement Costs		\$51,342.83

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

Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$3,000.00	
Long-Term Installment Plan (previously collected)	\$120,600.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$2,400.00	
Total Installment Costs		\$126,000.00

District Balance		
Total Assessment	\$40,837.66	
Total Improvement Costs	(\$51,342.83)	
Subtotal	(\$10,505.17)	
Total Available Funds	\$136,640.87	
Total Funds	\$126,135.70	
Total Installment Cost	(\$126,000.00)	
Contributions from other sources	\$0.00	
Net Balance	<u>\$135.70</u>	
District Balance (surplus is +; deficit is 0)		\$135.70

Net Assessment Calculation		
Assessment	\$40,837.66	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$135.70)	
Net Assessment		\$40,701.96

Allocated Net Assessment to Property		
Net Assessment	\$40,701.96	
Single Family Equivalent Benefit Units	337	
Allocated Net Assessment to Property		\$120.78

Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		(\$120.78)
Allocated Assessment to Property		\$121.18
Per Parcel Surplus (+) or Deficit (-)		\$0.40

*Funds from fund balance

LOS CERROS – INSTALLMENT SUMMARY

District:	Los Cerros							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$154,878							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 ¹ 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Cruikshank/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. Total
Project	Yearly Installment	Prior Years Collections	Year 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Open Space Parcel-management (weed abatement/tree removal)	\$2,000	\$29,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Wall Repair/Paint (1800 feet)	\$2,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$54,000
Tree & landscape improvements (or replacements)	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$44,000
Signage Replacement	\$500	\$2,000	\$250	\$250	\$250	\$250	\$250	\$4,000
Landscape light (repair)	\$500	\$15,500	\$250	\$250	\$250	\$250	\$250	\$5,000
Riley Street-tree/shrub replacement	\$5,000	\$16,500	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$5,000
Totals:	\$12,000	\$111,000	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$147,000

City of Folsom Natoma Station Landscaping and Lighting District Fund 207 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	(\$156,755.96)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$77,693.55)	
Available Funds		(\$234,449.51)
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$84,396.00	
2. Unscheduled	\$20,000.00	
3. Streetlights	\$10,000.00	
4. Irrigation	\$8,000.00	
Service Costs		
5. Electrical	\$18,290.00	
6. Water	\$37,224.00	
Current Year Improvement Projects		
7. No planned projects	\$0.00	
	<i>Subtotal of Item 7</i>	\$0.00
Subtotal		\$177,910.00
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	\$30,067.00	
12. Overhead	\$3,523.00	
13. County Auditor Fee	\$1,119.37	
Subtotal		\$39,059.37
Total Improvement Costs		\$216,969.37
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$91.70	
Single Family Equivalent Benefit Units	1,897.23	
Total Assessment		\$173,976.36
Installment Costs (see installment Plan and Summary next page)		
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 Installment Costs		\$128,020.00
District Balance		
Total Assessment	\$173,976.36	
Total Improvement Costs	(\$216,969.37)	
Subtotal	(\$42,993.01)	
Total Available Funds	(\$152,919.51)	
Total Funds	(\$195,912.52)	
Total Installment Cost	(\$128,020.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$323,932.52)	
District Balance (surplus is +; deficit is 0)		(\$323,932.52)
Net Assessment Calculation		
Assessment	\$173,976.36	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$323,932.52	
Net Assessment		\$497,908.88
Allocated Net Assessment to Property		
Net Assessment	\$497,908.88	
Single Family Equivalent Benefit Units	1897	
Allocated Net Assessment to Property		\$262.44
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		(\$262.44)
Allocated Assessment to Property		\$91.70
Per Parcel Surplus (+) or Deficit (-)		(\$170.74)

* Funds from fund balance

NATOMA STATION - INSTALLMENT SUMMARY

District:	Natoma Station							
Fiscal Year:	2020-21							
Fund Balance (2020)	(\$156,756)							
Short Term Installment Summary								
							Approx. Total Required	
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	
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 Summary								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	
Tree & landscape improvements (or replacements)	\$10,000	\$14,000	\$0	\$0	\$0	\$0	\$0	\$160,000
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
Art repair fund	\$5,000	0	0	0	0	0	0	\$100,000
Totals:	\$44,500	\$94,020	\$800	\$800	\$800	\$800	\$800	\$1,008,000

City of Folsom
Natoma Valley Landscaping and Lighting District
Fund 232
2020-21

Total Budget

Fund Balance Calculation		Total Budget
Starting Fund Balance (as of April 2020)	\$199,553.56	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$30,212.26)	
Available Funds		\$169,341.30

Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$30,120.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$500.00	
4. Irrigation	\$310.00	
Service Costs		
5. Electrical	\$1,500.00	
6. Water	\$2,875.00	
Current Year Improvement Projects		
7. LED Streetlight Retrofit	\$5,000.00	
	<i>Subtotal of Item 8</i>	\$5,000.00
Subtotal		\$50,305.00
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	\$6,858.00	
12. Overhead	\$994.00	
13. County Auditor Fee	\$46.61	
Subtotal		\$12,248.61
Total Improvement Costs		\$62,553.61

Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$856.37	
Single Family Equivalent Benefit Units	79	
Total Assessment		\$67,653.23

Installment 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		\$0.00

District Balance		
Total Assessment	\$67,653.23	
Total Improvement Costs	(\$62,553.61)	
Subtotal	\$5,099.62	
Total Available Funds	\$169,341.30	
Total Funds	\$174,440.92	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$174,440.92	
District Balance (surplus is +; deficit is 0)		\$174,440.92

Net Assessment Calculation		
Assessment	\$67,653.23	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$174,440.92)	
Net Assessment		(\$106,787.69)

Allocated Net Assessment to Property		
Net Assessment	(\$106,787.69)	
Single Family Equivalent Benefit Units	79	
Allocated Net Assessment to Property		(\$1,351.74)

Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	\$1,351.74	
Allocated Assessment to Property	\$856.37	
Per Parcel Surplus (+) or Deficit (-)		\$2,208.11

*Funds from fund balance

NATOMA VALLEY - INSTALLMENT SUMMARY

District:	Natoma Valley							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$199,554							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Totals:	\$5,000	\$0*	\$0	\$0	\$0*	\$0	\$0	\$50,000

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



City of Folsom Prospect Ridge Landscaping and Lighting District Fund 285 2020-21		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$12,244.91	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$4,200.48)	
Available Funds		\$8,044.43
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$7,200.00	
2. Unscheduled	\$3,500.00	
3. Streetlights	\$415.00	
4. Irrigation	\$500.00	
Service Costs		
5. Electrical	\$1,000.00	
6. Water	\$2,200.00	
Current Year Improvement Projects		
7. No Planned Projects	\$500.00	
Subtotal	Subtotal of Item 6 \$500.00	\$15,315.00
Incidental Costs		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$1,000.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$600.00	
12. Overhead	\$16.00	
13. County Auditor Fee	\$20.65	
Subtotal		\$2,886.65
Total Improvement Costs		\$18,201.65
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$1,074.97	
Single Family Equivalent Benefit Units	8.75	
Total Assessment		\$9,405.99
Installment 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		\$0.00
District Balance		
Total Assessment	\$9,405.99	
Total Improvement Costs	(\$18,201.65)	
Subtotal	(\$8,795.66)	
Total Available Funds	\$8,044.43	
Total Funds	(\$751.23)	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	(\$751.23)	
District Balance (surplus is +; deficit is 0)		(\$751.23)
Net Assessment Calculation		
Assessment	\$9,405.99	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$751.23	
Net Assessment		\$10,157.22
Allocated Net Assessment to Property		
Net Assessment	\$10,157.22	
Single Family Equivalent Benefit Units	9	
Allocated Net Assessment to Property		\$1,160.83
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		(\$1,160.83)
Allocated Assessment to Property		\$1,074.97
Per Parcel Surplus (+) or Deficit (-)		(\$85.86)

*Funds from fund balance

City of Folsom Prairie Oaks Ranch Landscaping and Lighting District Fund 236 2020-21		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	(\$353,184.00)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$87,629.88)	
Available Funds		(\$440,813.88)
Improvement Costs		
<u>General Maintenance Costs</u>		
1. Scheduled	\$121,092.00	
2. Unscheduled	\$20,000.00	
3. Streetlights	\$5,000.00	
4. Irrigation-Parts	\$8,000.00	
<u>Service Costs</u>		
5. Electrical	\$4,000.00	
6. Water	\$56,500.00	
<u>Current Year Improvement Projects</u>		
7. No planned projects	\$0.00	
	Subtotal of Item 7	\$0.00
Subtotal		\$214,592.00
<u>Incidental Costs</u>		
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	\$54,858.00	
12. Overhead	\$4,396.00	
13. County Auditor Fee	\$541.99	
Subtotal		\$64,145.99
Total Improvement Costs		\$278,737.99
<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent	\$213.61	
Single Family Equivalent Benefit Units	918.62	
Total Assessment		\$196,226.42
<u>Installment Costs (see installment Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)	\$117,200.00	
Long-Term Installment Plan (previously collected)	\$97,711.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
Total Installment Costs		\$214,911.00
<u>District Balance</u>		
Total Assessment	\$196,226.42	
Total Improvement Costs	(\$278,737.99)	
Subtotal	(\$82,511.57)	
Total Available Funds	(\$440,813.88)	
Total Funds	(\$523,325.45)	
Total Installment Cost	(\$214,911.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$738,236.45)	
District Balance (surplus is +; deficit is 0)		(\$738,236.45)
<u>Net Assessment Calculation</u>		
Assessment		\$196,226.42
Surplus or Deficit (surplus is subtracted; deficit is added)		\$738,236.45
Net Assessment		\$934,462.87
<u>Allocated Net Assessment to Property</u>		
Net Assessment		\$934,462.87
Single Family Equivalent Benefit Units		919
Allocated Net Assessment to Property		\$1,017.25
<u>Comparison of Net Assessment and Assessment</u>		
Allocated Net Assessment to Property		(\$1,017.25)
Allocated Assessment to Property		\$213.61
Per Parcel Surplus (+) or Deficit (-)		(\$803.64)

*Funds from fund balance

PRAIRIE OAKS RANCH - INSTALLMENT SUMMARY

District:	Prairie Oaks Ranch							
Fiscal Year:	2020-21							
Fund Balance (2020)	(\$353,184)							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Fence Repair/Replacement (1/2 fence=5000 feet)	\$20,000	\$79,700	\$0	\$0	\$0	\$0	\$0	\$150,000
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 Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Wall Repair/Repaint (4500 feet)	\$20,000	\$30,711	\$0	\$0	\$0	\$0	\$0	\$116,000
Fence Repair/Replacement (1/2 fence=5000 feet)	\$10,000	\$12,500	\$0	\$0	\$0	\$0	\$0	\$150,000
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)	\$20,000	\$22,500	\$0	\$0	\$0	\$0	\$0	\$150,000
Totals:	\$73,000	\$97,711	\$0	\$0	\$0	\$0	\$0	\$792,000

City of Folsom		
The Residences At ARC (Oak Ave) Landscaping and Lighting District		
Fund 271		
2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$70,556.94	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$4,074.28)	
Available Funds		\$66,482.66
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$11,556.00	
2. Unscheduled	\$4,000.00	
3. Streetlights	\$300.00	
4. Irrigation Parts	\$690.00	
Service Costs		
5. Electrical	\$750.00	
6. Water	\$3,250.00	
Current Year Improvement Projects		
7. Landscape replacement	\$2,000.00	
	<i>Subtotal of Item B</i>	<u>\$2,000.00</u>
Subtotal		\$22,546.00
Incidental Costs		
8. Professional Services (Engineer's Report and IP)	\$500.00	
9. Contract Services (all other contracts and services)	\$1,550.00	
10. Publications/Mailings/Communications	\$125.00	
11. Staff	\$1,850.00	
12. Overhead	\$180.00	
13. County Auditor Fee	\$10.03	
Subtotal		<u>\$4,215.03</u>
Total Improvement Costs		\$26,761.03
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$536.67	
Single Family Equivalent Benefit Units	17	
Res 1 - Assessment		<u>\$9,123.39</u>
Total Assessment		\$9,123.39
Installment Costs (see Installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$44,000.00	
Long-Term Installment Plan (previously collected)	\$12,000.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$1,000.00	
Total Installment Costs		<u>\$59,000.00</u>
District Balance		
Total Assessment	\$9,123.39	
Total Improvement Costs	(\$26,761.03)	
Subtotal	(\$17,637.64)	
Total Available Funds	\$66,482.66	
Total Funds	\$48,845.02	
Total Installment Cost	(\$59,000.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$10,154.98)	
District Balance (surplus is +; deficit is 0)		(\$10,154.98)
Net Assessment Calculation		
Assessment	\$9,123.39	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$10,154.98	
Net Assessment		<u>\$19,278.37</u>
Allocated Net Assessment to Property		
The Residences at ARC I		
Net Assessment	\$19,278.37	
Single Family Equivalent Benefit Units	17	
Allocated Net Assessment to Property		<u>\$1,134.02</u>
Comparison of Net Assessment and Assessment		
The Residences at ARC I		
Allocated Net Assessment to Property	(\$1,134.02)	
Allocated Assessment to Property	\$536.67	
Per Parcel Surplus (+) or Deficit (-)		<u>(\$597.35)</u>

Funds from fund balance

THE RESIDENCES AT ARC - INSTALLMENT SUMMARY

District:	The Residences at ARC							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$70,557							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
The Residences at ARC								
Wall Repair/Replacement (770 ft)	\$2,000	\$18,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000
Landscape/Irrigation replacement	\$2,000	\$18,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000
Totals:	\$4,000	\$36,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$40,000
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
The Residences at ARC								
Drainage Swale Repair	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape/Irrigation	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$15,000
Totals:	\$2,000	\$8,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$25,000

City of Folsom The Residences At ARC II (Folsom-Auburn Blvd) Landscaping and Lighting District Fund 271 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$70,556.94	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$5,224.80)	
Available Funds		\$65,332.14
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$11,556.00	
2. Unscheduled	\$4,000.00	
3. Streetlights	\$300.00	
4. Irrigation Parts	\$690.00	
Service Costs		
5. Electrical	\$750.00	
6. Water	\$3,250.00	
Current Year Improvement Projects		
7. Landscaping Auburn/Folsom	\$2,000.00	
8. LED Streetlight Renovation	0.00	
Subtotal of Item 8	\$2,000.00	
Subtotal		\$22,546.00
Incidental Costs		
9. Professional Services (Engineer's Report and IP)	\$500.00	
10. Contract Services (all other contracts and services)	\$1,550.00	
11. Publications/Mailings/Communications	\$125.00	
12. Staff	\$1,850.00	
13. Overhead	\$180.00	
14. County Auditor Fee	\$5.90	
Subtotal		\$4,210.90
Total Improvement Costs		\$26,756.90
Assessment 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
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$33,000.00	
Long-Term Installment Plan (previously collected)	\$12,000.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$1,000.00	
Total Installment Costs		\$48,000.00
District Balance		
Total Assessment	\$11,699.70	
Total Improvement Costs	(\$26,756.90)	
Subtotal	(\$15,057.20)	
Total Available Funds	\$65,332.14	
Total Funds	\$50,274.94	
Total Installment Cost	(\$48,000.00)	
Contributions from other sources	\$0.00	
Net Balance	\$2,274.94	
District Balance (surplus is +; deficit is 0)		\$2,274.94
Net Assessment Calculation		
Assessment	\$11,699.70	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$2,274.94)	
Net Assessment		\$9,424.76
Allocated Net Assessment to Property		
The Residences at ARC II		
Net Assessment	\$9,424.76	
Single Family Equivalent Benefit Units	.10	
Allocated Net Assessment to Property		\$942.48
Comparison of Net Assessment and Assessment		
The Residences at ARC II		
Allocated Net Assessment to Property	(\$942.48)	
Allocated Assessment to Property	\$1,169.97	
Per Parcel Surplus (+) or Deficit (-)		\$227.49

Funds from fund balance

THE RESIDENCES AT ARC II - INSTALLMENT SUMMARY

District:	The Residences at ARC II							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$70,557							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
The Residences at ARCII								
Wall Repair/Replacement	\$2,000	\$11,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$15,000
Landscape/irrigation replacement	\$2,000	\$14,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$15,000
Totals:	\$4,000	\$25,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$30,000
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
The Residences at ARC II								
Drainage Swale Repair	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape/irrigation	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Totals:	\$2,000	\$8,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000

City of Folsom Silverbrook Landscaping and Lighting District Fund 237 2020-21		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$112,311.62	
Estimated Reserve to finance approx. first 6 months of 20-21	\$0.00	
Available Funds		\$112,311.62
Improvement Costs		
<u>General Maintenance Costs</u>		
1. Scheduled	\$3,135.00	
2. Unscheduled*	\$1,500.00	
3. Streetlights*	\$650.00	
4. Irrigation Parts	\$30.00	
<u>Service Costs</u>		
5. Electrical*	\$500.00	
6. Water*	\$500.00	
<u>Current Year Improvement Projects</u>		
6. LED Streetlight Retrofit	\$10,000.00	
Subtotal of Item 7	\$10,000.00	
Subtotal		\$16,315.00
<u>Incidental Costs</u>		
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	\$254.00	
12. County Auditor Fee	\$67.17	
Subtotal		\$5,726.17
Total Improvement Costs		\$22,041.17
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$0.00	
Single Family Equivalent Benefit Units	113.84	
Total Assessment		\$0.00
Installment Plan Costs (see Installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$57,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
Total Installment Costs		\$57,000.00
District Balance		
Total Assessment to property	\$0.00	
Total Improvement Costs	(\$22,041.17)	
Subtotal	(\$22,041.17)	
Total Available Funds	\$112,311.62	
Total Funds	\$90,270.45	
Total Installment Costs	(\$57,000.00)	
Contributions from other sources	\$0.00	
Net Balance		\$33,270.45
District Balance (surplus is +; deficit is 0)		\$33,270.45
Net Assessment Calculation		
Assessment	\$0.00	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$33,270.45)	
Net Assessment		(\$33,270.45)
Allocated Net Assessment to Property		
Net Assessment		(\$33,270.45)
Single Family Equivalent Benefit Units	114	
Allocated Net Assessment to Property		(\$292.26)
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		\$292.26
Allocated Assessment to Property		\$0.00
Per Parcel Surplus (+) or Deficit (-)		\$292.26

*These are estimated costs based on prior year's costs and/or anticipated expenses upcoming year.

Assessments will not be levied for 2020-21.

City of Folsom Steeplechase Landscaping and Lighting District Fund 251 2020-21		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$89,524.26	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$10,844.06)	
Available Funds		\$78,680.20
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$10,865.00	
2. Unscheduled	\$5,000.00	
3. Streetlights	\$750.00	
4. Irrigation Parts	\$300.00	
Service Costs		
5. Electrical	\$2,000.00	
6. Water	\$3,850.00	
Current Year Improvement Projects		
7. No Planned Improvements	\$0.00	
	Subtotal of Item 7	\$0.00
Subtotal		\$22,765.00
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	\$3,709.00	
12. Overhead	\$477.00	
13. County Auditor Fee	\$883.00	
Subtotal		\$9,419.00
Total Improvement Costs		\$32,184.00
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$157.68	
Single Family Equivalent Benefit Units	154	
Total Assessment		\$24,282.72
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$63,376.00	
Long-Term Installment Plan (previously collected)	\$67,500.00	
Short-Term Installment Plan (collected this year)	\$5,000.00	
Long-Term Installment Plan (collected this year)	\$6,500.00	
Total Installment Costs		\$142,376.00
District Balance		
Total Assessment	\$24,282.72	
Total Improvement Costs	(\$32,184.00)	
Subtotal	(\$7,901.28)	
Total Available Funds	\$78,680.20	
Total Funds	\$70,778.92	
Total Installment Cost	(\$142,376.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$71,597.08)	
District Balance (surplus is +; deficit is 0)		(\$71,597.08)
Net Assessment Calculation		
Assessment	\$24,282.72	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$71,597.08	
Net Assessment		\$95,879.80
Allocated Net Assessment to Property		
Net Assessment	\$95,879.80	
Single Family Equivalent Benefit Units	154	
Allocated Net Assessment to Property		\$622.60
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property		(\$622.60)
Allocated		\$157.68
Per Parcel Surplus (+) or Deficit (-)		(\$464.92)

Funds from fund balance

STEEPLECHASE - INSTALLMENT SUMMARY

District:	Steeplechase							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$89,524							
Short Term Installment Summary								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	
Landscape Replacement-Riley	\$5,000	\$15,376	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
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
Tree Removal (park)	\$3,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$12,000
Totals:	\$23,000	\$43,376	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$97,000
Long Term Installment Summary								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	
Fence Replacement-Riley	\$2,500	\$7,000	\$2,500	\$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	\$17,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$40,000
Repair/Replace Bollards (18)	\$1,000	\$3,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
Tree & landscape improvements (or replacements)	\$1,000	\$3,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$6,000
Totals:	\$22,000	\$41,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$117,000

City of Folsom
Sierra Estates Landscaping and Lighting District
Fund 231
2020-21

Total Budget

Fund Balance Calculation		Total Budget
Starting Fund Balance (as of April 2020)	\$19,781.13	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$4,060.26)	
Available Funds		\$15,720.87

Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$11,760.00	
2. Unscheduled	\$2,250.00	
3. Streetlights	\$500.00	
4. Irrigation Parts	\$200.00	
Service Costs		
5. Electrical	\$300.00	
6. Water	\$735.00	
Current Year Improvement Projects		
7. Streetlight Retrofit	\$1,000.00	
	Subtotal of Item 7	\$1,000.00
Subtotal		\$16,745.00
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	\$1,055.00	
12. Overhead	\$174.00	
13. County Auditor Fee	\$14.75	
Subtotal		\$5,593.75
Total Improvement Costs		\$22,338.75

Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$363.68	
Single Family Equivalent Benefit Units	25	
Total Assessment		\$9,092.00

Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$6,658.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$1,100.00	
Total Installment Costs		\$7,758.00

District Balance		
Total Assessment	\$9,092.00	
Total Improvement Costs	(\$22,338.75)	
Subtotal	(\$13,246.75)	
Total Available Funds	\$15,720.87	
Total Funds	\$2,474.12	
Total Installment Cost	(\$7,758.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$5,283.88)	
District Balance (surplus is +; deficit is 0)		(\$5,283.88)

Net Assessment Calculation		
Assessment	\$9,092.00	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$5,283.88	
Net Assessment		\$14,375.88

Allocated Net Assessment to Property		
Net Assessment	\$14,375.88	
Single Family Equivalent Benefit Units	25	
Allocated Net Assessment to Property		\$575.04

Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	(\$575.04)	
Allocated Assessment to Property	\$363.68	
Per Parcel Surplus (+) or Deficit (-)		(\$211.36)

*Funds from fund balance

City of Folsom Willow Creek Estates East Landscaping and Lighting District Fund 249 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	(\$139,470.64)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$26,820.78)	
Available Funds		(\$166,291.42)
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$38,748.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$0.00	
4. Irrigation	\$1,800.00	
Service Costs		
5. Electrical	\$0.00	
6. Water	\$0.00	
Current Year Improvement Projects		
7. No planned projects	\$0.00	
	Subtotal of Item 7	\$0.00
Subtotal		\$50,548.00
Incidental Costs		
8. Professional Services (Engineer's Report and IP)	\$0.00	
9. Contract Services (all other contracts and services)	\$0.00	
10. Publications/Mailings/Communications	\$0.00	
11. Staff	\$0.00	
12. Overhead	\$0.00	
13. County Auditor Fee	\$0.00	
Subtotal		\$0.00
Total Improvement Costs		\$50,548.00
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$80.40	
Single Family Equivalent Benefit Units	747	
Total Assessment		\$60,058.80
Installment Costs (see installment Plan and Summary next page)		
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 Installment Costs		\$34,000.00
District Balance		
Total Assessment	\$60,058.80	
Total Improvement Costs	(\$50,548.00)	
Subtotal	\$9,510.80	
Total Available Funds	(\$120,951.42)	
Total Funds	(\$111,440.62)	
Total Installment Cost	(\$34,000.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$145,440.62)	
District Balance (surplus is +; deficit is 0)		(\$145,440.62)
Net Assessment Calculation		
Assessment	\$60,058.80	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$145,440.62	
Net Assessment		\$205,499.42
Allocated Net Assessment to Property		
Net Assessment	\$205,499.42	
Single Family Equivalent Benefit Units	747	
Allocated Net Assessment to Property		\$275.10
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	(\$275.10)	
Allocated Assessment to Property	\$80.40	
Per Parcel Surplus (+) or Deficit (-)		(\$194.70)

* Funds from fund balance

WILLOW CREEK ESTATES EAST – INSTALLMENT SUMMARY

District:	Willow Creek Estates East							
Fiscal Year:	2020-21							
Fund Balance (2020)	(\$139,471)							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Landscape Replacements-Oak	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Landscape Replacement-Blue Ravine	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Irrigation Repairs/upgrades (4 controllers)	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$25,000
Tree & landscape improvements (or replacement)	\$2,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$80,000
Landscape/Irrigation replace/Oak Avenue median	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$70,000
Sign repair/replacement (partial)	\$1,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Tree & lanscape improvements (or replacements)	\$1,000	\$13,000	\$0	\$0	\$0	\$0	\$0	\$17,000
Totals:	\$8,000	\$34,000	\$0	\$0	\$0	\$0	\$0	\$312,000

City of Folsom
Willow Creek Estates East No. 2 Landscaping and Lighting District
Fund 284
2020-21

Total Budget

Fund Balance Calculation		Total Budget
Starting Fund Balance (as of April 2020)	\$93,365.39	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$32,310.26)	
Available Funds		\$61,055.13

Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$0.00	
2. Unscheduled	\$0.00	
3. Streetlights	\$0.00	
Service Costs		
4. Electrical	\$9,000.00	
5. Water	\$9,300.00	
Current Year Improvement Projects		
6. Blue Ravine frontage landscape/monument signs	\$71,000.00	
	<i>Subtotal of Item 7</i>	\$71,000.00
Subtotal		\$89,300.00
Incidental 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	\$13,789.00	
11. Overhead	\$2,096.00	
12. County Auditor Fee	\$440.00	
Subtotal		\$19,675.00
Total Improvement Costs		\$108,975.00

Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$97.58	
Single Family Equivalent Benefit Units	741.46	
Total Assessment		\$72,351.20

Installment 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		\$0.00

District Balance		
Total Assessment	\$72,351.20	
Total Improvement Costs	(\$108,975.00)	
Subtotal	(\$36,623.80)	
Total Available Funds	\$61,055.13	
Total Funds	\$24,431.33	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$24,431.33	
District Balance (surplus is +; deficit is -)		\$24,431.33

Net Assessment Calculation		
Assessment	\$72,351.20	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$24,431.33)	
Net Assessment		\$47,919.87

Allocated Net Assessment to Property		
Net Assessment	\$47,919.87	
Single Family Equivalent Benefit Units	741	
Allocated Net Assessment to Property		\$64.63

Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	(\$64.63)	
Allocated Assessment to Property	\$97.58	
Per Parcel Surplus (+) or Deficit (-)		\$32.95

*Funds from land balance

City of Folsom Willow Creek Estates South Landscaping and Lighting District Fund 252 2020-21		
		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$609,063.42	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$71,738.92)	
Available Funds		\$537,324.50
Improvement Costs		
General Maintenance Costs		
1. Scheduled	\$16,029.00	
2. Unscheduled	\$15,000.00	
3. Streetlights	\$4,000.00	
4. Irrigation	\$5,000.00	
Service Costs		
5. Electrical	\$29,000.00	
6. Water	\$34,500.00	
Current Year Improvement Projects		
7. Sign retrofit/replacement	\$40,000.00	
	<i>Subtotal of Item 8</i>	<u>\$40,000.00</u>
Subtotal		\$143,529.00
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	\$4,586.00	
12. Overhead	\$5,891.00	
13. County Auditor Fee	\$862.57	
Subtotal		\$15,689.57
Total Improvement Costs		\$159,218.57
Assessment to Property (Current)		
Assessment per Single Family Equivalent	\$109.88	
Single Family Equivalent Benefit Units	1,461.98	
Total Assessment		\$160,642.36
Installment Costs (see installment Plan and Summary next page)		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$364,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$15,000.00	
Total Installment Costs		\$379,000.00
District Balance		
Total Assessment	\$160,642.36	
Total Improvement Costs	(\$159,218.57)	
Subtotal	\$1,423.79	
Total Available Funds	\$537,324.50	
Total Funds	\$538,748.30	
Total Installment Cost	(\$379,000.00)	
Contributions from other sources	\$0.00	
Net Balance	\$159,748.30	
District Balance (surplus is +; deficit is 0)		\$410,965.96
Net Assessment Calculation		
Assessment	\$160,642.36	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$410,965.96)	
Net Assessment		(\$250,323.60)
Allocated Net Assessment to Property		
Net Assessment	(\$250,323.60)	
Single Family Equivalent Benefit Units	1462	
Allocated Net Assessment to Property		(\$171.22)
Comparison of Net Assessment and Assessment		
Allocated Net Assessment to Property	\$171.22	
Allocated Assessment to Property	\$109.88	
Per Parcel Surplus (+) or Deficit (-)		\$281.10

*Funds from fund balance

WILLOW CREEK SOUTH - INSTALLMENT SUMMARY

District:	Willow Creek Estates South							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$609,063							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Street Paver replacement	\$1,000	\$95,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$90,000
Oak Avenue-shrub retrofit	\$1,000	\$38,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Tree & landscape improvements (or replacement)	\$1,000	\$13,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Wall Paint/power wash (3500 ft)	\$1,000	\$75,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$105,000
Signage Retrofit/replacement (brick and sign)	\$1,000	\$73,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$70,000
Silberhorn relandscaping	\$1,000	\$10,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$80,000
Totals:	\$6,000	\$304,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$405,000

City of Folsom
Willow Springs Landscaping and Lighting District
Fund 260 - Streetlights Only
2020-21

		Total Budget
Fund Balance Calculation		
Starting Fund Balance (as of April 2020)	\$42,775.41	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$6,496.95)	
Available Funds		\$36,278.46
Improvement Costs		
<u>General Maintenance Costs</u>		
1. Scheduled	\$0.00	
2. Unscheduled	\$0.00	
3. Streetlights	\$2,996.00	
<u>Service Costs</u>		
4. Electrical	\$5,800.00	
5. Water	\$0.00	
<u>Current Year Improvement Projects</u>		
6. LED Streetlight and Retrofit	\$32,000.00	
	<i>Subtotal of Item 6</i>	\$32,000.00
Subtotal		\$40,796.00
<u>Incidental Costs</u>		
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	\$306.00	
12. County Auditor Fee	\$305.03	
Subtotal		\$611.03
Total Improvement Costs		\$41,407.03
<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent	\$28.14	
Single Family Equivalent Benefit Units	517	
Total Assessment		\$14,548.38
<u>Installation Costs (see installation Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)	\$10,500.00	
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 Installation Costs		\$11,500.00
<u>District Balance</u>		
Total Assessment	\$14,548.38	
Total Improvement Costs	(\$41,407.03)	
Subtotal	(\$26,858.65)	
Total Available Funds	\$43,693.46	
Total Funds	\$16,634.81	
Total Installment Cost	(\$11,500.00)	
Contributions from other sources	\$0.00	
Net Balance	\$5,134.81	
District Balance (surplus is +; deficit is 0)		\$42,682.48
<u>Net Assessment Calculation</u>		
Assessment	\$14,548.38	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$42,682.48)	
Net Assessment		(\$28,134.10)
<u>Allocated Net Assessment to Property</u>		
Net Assessment	(\$28,134.10)	
Single Family Equivalent Benefit Units	517	
Allocated Net Assessment to Property		(\$54.42)
<u>Comparison of Net Assessment and Assessment</u>		
Allocated Net Assessment to Property	\$54.42	
Allocated Assessment to Property	\$28.14	
Per Parcel Surplus (+) or Deficit (-)		\$82.56

*Funds from fund balance

WILLOW SPRINGS - INSTALLMENT SUMMARY

District:	Willow Springs							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$42,775							
Short Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Light pole repair/replacement	\$1,000	\$6,500	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$45,000
Totals:	\$1,000	\$6,500	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$45,000
Long Term Installment Summary								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

APPENDIX B – ASSESSMENT ROLL, FY 2020-21

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.