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GOLDEN HILLS COMMUNITY SERVICES DISTRICT

FINANCE STANDING COMMITTEE

AGENDA

FOR THE MEETING OF THE FINANCE COMMITTEE ON

JANUARY 20, 2026

5:00 PM

21415 REEVES STREET

This meeting is held in accordance with the Brown Act. Individuals may address the Standing Committee on any matter listed on this Agenda. Members of the audience desiring to address the Standing Committee must approach the podium and request recognition from the Standing Committee Chairperson. Presentation by the audience is limited to three minutes per Agenda item.

Any person with a qualifying disability under the Americans with Disabilities Act of 1990 may request that the District (1) make agendas available in appropriate alternative formats, and (2) provide a disability-related modification or accommodation, including auxiliary aids or services, to participate in any public meeting of the Board of Directors. A request for modification or accommodation shall be made in person, or by telephone, facsimile or written correspondence to the General Manager at the District's office at least ten days before the public meeting for which the modification or accommodation is requested. The District will attempt to accommodate persons who make requests less than seven days before the public meeting.

Staff reports and other disclosable public records related to Open Session agenda items will be made available when complete if not otherwise accompanied with this agenda at the Golden Hills Community Services District office located at 21415 Reeves Street, Tehachapi, CA during business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

MISSION STATEMENT

To be interactive and responsive to the Golden Hills community and provide those services within our authority.

1. **ROLL CALL:**

3. PUBLIC INPUT:

This portion of the meeting is set aside for members of the public to address any matters not on this Agenda. Individuals desiring to address the Standing Committee must state their name before giving their presentation.

4. APPROVAL OF MINUTES OF THE OCTOBER 14, 2025, STANDING FINANCE COMMITTEE MEETING:

Motion _____, seconded _____

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

FINANCE STANDING COMMITTEE

MINUTES

**FOR THE MEETING OF THE FINANCE COMMITTEE ON
OCTOBER 14, 2025
5:00 PM
21415 REEVES STREET**

The Finance Standing Committee of the Golden Hills Community Services District duly met on October 14, 2025, at the hour of 5:00 PM at 21415 Reeves Street.

Meeting was called to order at 5:05 PM.

1. **CHAIRPERSONS PRESENT:** Matt Guggemos, Joe King
CHAIRPERSONS ABSENT: None
COMMITTEE MEMBERS PRESENT: David Shaw
COMMITTEE MEMBERS ABSENT: None
OTHERS PRESENT: Christopher Carlson, Brian Barnett, Davin Blain
2. **FLAG SALUTE:** The Pledge of Allegiance was led by Joe King
3. **PUBLIC INPUT:** None
4. **APPROVAL OF MINUTES OF THE SEPTEMBER 16, 2025, STANDING FINANCE COMMITTEE MEETING:**

Motion to approve the minutes for September 16, 2025, was made by Shaw, seconded by Guggemos, and carried by the following vote:

AYES: Guggemos, King, Shaw

NOES: None

ABSTAIN: None

ABSENT: None

5. REVIEW CURRENT EXPENDITURES AND DISTRICT ACCOUNT DISTRIBUTIONS:

Committee reviewed the monthly expenses in comparison to established budget to include the current monthly bank statements for all District accounts.

6. REVIEW MONTHLY FINANCIAL REPORT:

Committee reviewed the monthly financial report in relation to adopted budget.

7. WATERWORTH CONTINUOUS UTILITY RATE MANAGEMENT:

Committee heard a presentation by Nicholas Fahey regarding Waterworth software solutions for continuous utility rate management, long-term financial modeling, asset replacement scheduling and scenario exploration.

8. NEW BUSINESS:

None

9. ESTABLISHMENT OF NEXT STANDING COMMITTEE MEETING DATE:

Proposed date(s): November 13, 2025 @ 5:00 P.M.

10. ADJOURN STANDING COMMITTEE MEETING:

Motion to adjourn the standing committee meeting at 6:35 PM, was made by Shaw, seconded by Guggemos, and carried by the following vote:

AYES: Guggemos, King, Shaw

NOES: None

ABSTAIN: None

ABSENT: None

Respectfully submitted,

Approved:

Christopher Carlson, Secretary

Joe King, Chair

5. REVIEW CURRENT EXPENDITURES AND DISTRICT ACCOUNT DISTRIBUTIONS:

Committee to review monthly expenses in comparison to established budget to include the current monthly bank statements for all District accounts.

**GOLDEN HILLS CSD
MDF & CREDIT CARD ACTIVITY
DECEMBER 31, 2025**

GOLDEN HILLS MANUAL DISBURSEMENT FUND (MDF) – VALLEY STRONG

Credit Card Charges

Total Credit Card Charges **1,799.51**

Manual Disbursements

Total Manual Disbursements **2,131.25**

TOTAL CREDIT CARD & MANUAL DISBURSEMENTS–MDF FUND **3,930.76**

AUTHORIZED SIGNATURES:

DAVID BENHAM, BOARD MEMBER DATE _____

JOHN BUCKLEY, BOARD MEMBER DATE _____

MATT GUGGEMOS, BOARD MEMBER DATE _____

JOE KING, BOARD MEMBER DATE _____

SCOTT WYATT, BOARD MEMBER DATE _____

GENERAL MANAGER DATE _____

FINANCIAL VERIFICATION BY DATE _____

DATA VERIFICATION BY DATE _____

RESOLUTION PREPARED BY DATE _____

GOLDEN HILLS MANUAL DISBURSEMENT FUND (MDF) – VALLEY STRONG

Credit Card Charges

MSFT	Microsoft Office	29.40
MSFT	Microsoft Office	165.00
Cloudaways	Fees for Computer Storage	46.50
WalMart Plus	WalMart Plus	14.02
Ringcentral	Office Phones	270.78
Tacos La Villa	Lock-Off Lunch	142.59
Tractor Supply	Chlorine Jugs	108.21
Amazon	Binder Chains	130.18
AutoZone	Battery (Generator)	320.22
AutoZone	Oil and Oil Filter	66.01
LinupMotoFleet	Vehicle Tracking	254.02
Sim Sanitation	PortaPotties Nature Park	252.58
Total Credit Card Charges		<u>1,799.51</u>

Manual Disbursements

Announce Solutions	IT Services	861.25
Kern County Recorder	Lien Release	20.00
Cerro Coso	Scholarship	1,250.00
Total Manual Disbursements		<u>2,131.25</u>
TOTAL CREDIT CARD & MANUAL DISBURSEMENTS–MDF FUND		3,930.76

6. REVIEW MONTHLY FINANCIAL REPORT:

Committee to review monthly financial report in relation to adopted budget.

**GOLDEN HILLS
COMMUNITY SERVICES
DISTRICT**

**MONTHLY
FINANCIAL REPORT**

DECEMBER 31, 2025

Monthly Budget Comparison
Fund Summary
Fiscal Year 2025-2026 thru December 31, 2025
Budget Completion 50%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	318,729	539,050	59%
Permits and Fees	46,222	118,000	39%
Rent and Leases	64,925	143,500	45%
Charges for Services	1,828,426	3,618,782	51%
Interest Income and Other Revenues	162,124	194,980	83%
Total Revenues	2,420,426	4,614,312	52%
Expenses			
Salaries & Benefits	774,899	1,569,600	49%
General & Administrative	179,241	298,140	60%
System Operations	160,807	320,100	50%
Maintenance & Supplies	59,452	160,650	37%
Utilities	114,760	276,350	42%
Insurance	44,504	58,000	77%
Outside Services	86,425	185,000	47%
Total Operating Expenses	1,420,088	2,867,840	50%
Debt Service	418,270	462,036	91%
Capital Outlay/Transfer associated with revenues	558,972	1,016,234	55%
Total Capital Expenditures associated with revenues	977,243	1,478,270	66%
Expenses before Depreciation	2,397,331	4,346,110	55%
Net Increase (Decrease) before Depreciation			
	23,095	268,203	
Capital Outlay Paid with Reserves	513,035	1,089,000	47%
Depreciation	251,963	608,137	41%
Total Expenses	3,162,329	6,043,247	52%
Net Increase (Decrease) in Budget Comparison	(741,903)	(1,428,934)	

**Monthly Budget Comparison
Fiscal Year 2025-2026 thru December 31, 2025 (50%)**

	Actuals	Adopted Budget	% Act/Bud	Actuals	Adopted Budget	% Act/Bud
Gen Fund Revenues	295,270	520,000	57%	86,989	146,830	59%
Gen Fund Expenses	128,478	519,843	25%	97,355	129,867	75%
Gen Fund Excess/(Deficit)	166,792	157		(10,367)	16,963	
				Maint Dist 1 Excess/(Deficit)		
Water Fund Revenues	2,026,709	3,932,482	52%	11,458	15,000	76%
Water Fund Expenses	2,721,807	5,178,737	53%	214,689	214,800	100%
Water Fund Excess/(Deficit)	(695,098)	(1,246,254)		(203,231)	(199,800)	
Funds Summary	(528,306)	(1,246,097)		(213,597)	(182,837)	
				Total Fund Summary Excluding Depreciation	23,095	268,203
				Total Fund Summary Including Depreciation	(741,903)	(1,428,934)

Monthly Budget Comparison
 General Fund
 Fiscal Year 2025-2026 thru December 31, 2025
 Budget Completion 50%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	232,050	393,900	59%
Permits and Fees	20,989	77,000	27%
Rent and Leases	19,375	32,500	60%
Charges for Services	-	-	
Interest Income and Other Revenues	22,856	16,600	138%
Total Revenues	295,270	520,000	57%
Expenses			
Salaries & Benefits	41,993	84,696	50%
General & Administrative	23,436	28,134	83%
System Operations	276	1,200	23%
Maintenance & Supplies	11,612	57,600	20%
Utilities (Edison is behind a month)	4,558	10,910	42%
Insurance	4,450	5,800	77%
Outside Services	3,043	34,750	9%
Total Operating Expenses	89,370	223,090	40%
Debt Service	-	-	0%
Capital Outlay/Transfers	17,785	255,000	7%
Total Capital Expenditures	17,785	255,000	7%
Expenses before Depreciation	107,155	478,090	22%
Net Increase (Decrease) before Depreciation	188,116	41,910	
Depreciation	21,323	41,753	51%
Total Expenses	128,478	519,843	25%
Net Increase (Decrease) in Budget Comparison	166,792	157	

Monthly Budget Comparison
Water Fund
Fiscal Year 2025-2026 thru December 31, 2025
Budget Completion 50%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	269	1,500	18%
Permits and Fees	25,232	41,000	62%
Rent and Leases	45,550	111,000	41%
Charges for Services (Water Sales behind a month (Accruals))	1,828,426	3,618,782	51%
Interest Income and Other Revenues	127,231	160,200	79%
Total Revenues	2,026,709	3,932,482	52%
Expenses			
Salaries & Benefits	732,906	1,484,904.00	49%
General & Administrative	155,256	264,506.00	59%
System Operations	160,531	318,900.00	50%
Maintenance & Supplies	47,840	103,050.00	46%
Utilities (Edison is behind a month)	110,202	265,440.00	42%
Insurance	40,053	52,200.00	77%
Outside Services (Legal/Engineering behind a month)	75,372	134,550.00	56%
Total Operating Expenses	1,322,160	2,623,550.00	50%
Debt Service	114,784	138,568.75	83%
Capital Outlay/Transfer associated with revenues	541,187	761,233.86	71%
Total Capital Expenditures associated with revenues	655,972	899,802.61	73%
Expenses before Depreciation	1,978,132	3,523,352.61	56%
Net Increase (Decrease) before Depreciation	48,577	409,129.82	
Capital Outlay Paid with Reserves	513,035	1,089,000.00	
Depreciation	230,640	566,384.26	41%
Total Expenses	2,721,807	5,178,736.87	53%
Net Increase (Decrease) in Budget Comparison	(695,098)	(1,246,254)	

Monthly Budget Comparison
 Maintenance District 1 Fund
 Fiscal Year 2025-2026 thru December 31, 2025
 Budget Completion 50%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	79,242	136,950	58%
Permits and Fees	-	-	
Rent and Leases	-	-	
Charges for Services	-	-	
Interest Income and Other Revenues	7,747	9,880	78%
Total Revenues	<u>86,989</u>	<u>146,830</u>	<u>59%</u>
Expenses			
Salaries & Benefits	-	-	
General & Administrative	-	3,500	0%
System Operations	-	-	
Maintenance & Supplies	-	-	
Utilities	-	-	
Insurance	-	-	
Outside Services	3,503	7,900	44%
Total Operating Expenses	<u>3,503</u>	<u>11,400</u>	<u>31%</u>
Debt Service	93,853	118,467	79%
Capital Outlay/Transfers	-	-	
Total Capital Expenditures	<u>93,853</u>	<u>118,467</u>	<u>79%</u>
Total Expenses	<u>97,355</u>	<u>129,867</u>	<u>75%</u>
Net Increase (Decrease) in Budget Comparison	<u>(10,367)</u>	<u>16,963</u>	

Monthly Budget Comparison
 Maintenance District 2 Fund
 Fiscal Year 2025-2026 thru December 31, 2025
 Budget Completion 50%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	7,168	6,700	107%
Permits and Fees	-	-	
Rent and Leases	-	-	
Charges for Services	-	-	
Interest Income and Other Revenues	4,290	8,300	52%
Total Revenues	<u>11,458</u>	<u>15,000</u>	<u>76%</u>
Expenses			
Salaries & Benefits	-	-	
General & Administrative	549	2,000	27%
System Operations	-	-	
Maintenance & Supplies	-	-	
Utilities	-	-	
Insurance	-	-	
Outside Services	4,506.67	7,800	58%
Total Operating Expenses	<u>5,055.73</u>	<u>9,800</u>	<u>52%</u>
Debt Service	209,633	205,000	102%
Capital Outlay/Transfers	-	-	
Total Capital Expenditures	<u>209,633</u>	<u>205,000</u>	<u>102%</u>
Total Expenses	<u>214,689</u>	<u>214,800</u>	
Net Increase (Decrease) in Budget Comparison	<u>(203,231)</u>	<u>(199,800)</u>	

GOLDEN HILLS COMMUNITY SERVICE DISTRICT
MONTHLY FUND AND CASH ACCOUNTS
STATEMENT ACTIVITY SUMMARY
December 31, 2025

	11/30/2025									12/31/2025
	ENDING									ENDING
	BALANCES	INCOME	EXPENSE	PAYROLL	ACCOUNT	ACCOUNT	ACCOUNT	ACCOUNT	TRNSFR	BALANCES
8367 GHCSD GENERAL FUND	74,934.29	170,365.24	(2.02)							245,297.51
8381 GHCSD OPERATIONS FUND	614.50									614.50
8395 GHCSD STANDBY	10,251.19	16,455.00								26,706.19
8410 GHCSD WATER BANKING REIMB	127.97									127.97
8422 GHCSD MD1 TAX ASSMT 3366	3,954.05	8,335.31	(0.10)							12,289.26
8435 GHCSD MD2 TAX ASSMT 3365	1,285.92	2,842.25	(0.03)							4,128.14
8448 GHCSD SANITATION	180.35									180.35
8462 GHCSD ON-SITE SEPTIC	106.88									106.88
8475 GHCSD CAPACITY	1,012.49									1,012.49
8488 GHCSD DRAINAGE	229.44									229.44
8501 GHCSD DISTRICT LANDS	106.89									106.89
8519 GHCSD GENERAL RESERVE	141.98									141.98
8532 GHCSD MD2 BOND ASSMT 3365	4,696.13									4,696.13
8545 GHCSD DELINQUENT ACCOUNTS	2,059.96	365.89								2,425.85
8559 GHCSD MD1 BOND ASSMT 3366	27,385.03	51,893.71								79,278.74
8573 GHCSD DISTRICT FACILITIES	21,507.00	6,191.64								27,698.64
8587 GHCSD OPERATIONS RESERVE	619.85									619.85
VSCU TRUST DEPOSITS	277,044.52	2,975.00	(2,215.33)					115.33		277,919.52
VSCU MANUAL DISBURSEMENTS FUND	96,662.02		(344,214.48)	165,000.00				205,055.74		122,503.28
VSCU KC TREASURER	711,198.04	321,390.18	(4,434.71)	(165,000.00)				(450,000.00)		208,097.77
VSCU SAVINGS/MEMBERSHIP FUND	5.00									5.00
US BANK - INVESTMENT FUND	3,730,040.84	808.33	(2,302.95)							3,728,546.22
CAMP- INVESTMENT FUND	1,006,348.59	4,479.49						450,000.00		1,460,828.08
US BANK - ROAD BOND REDEMPTION 1151	-									-
US BANK - ROAD BOND RESERVE 1152	-									-
US BANK - PREPAYMENT ACCOUNT 1149	-									-
US BANK - ROAD BOND MD1 REDEMPTION 1155	22,422.37	71.07								22,493.44
US BANK - ROAD BOND MD1 RESERVE 1156	122,354.93	387.83								122,742.76
US BANK - ROAD BOND MD1 PREPAY 1159	17.65	0.06								17.71
TOTAL	\$ 6,399,428.53	\$ 586,561.00	\$ (353,169.62)	\$ -	\$ 115.33	\$ -	\$ -	\$ 115.33	\$ -	\$ 6,348,814.59

GOLDEN HILLS COMMUNITY SERVICE DISTRICT
MONTHLY FUND AND CASH ACCOUNTS
STATEMENT ACTIVITY SUMMARY
 December 31, 2025

	11/30/2025		INCOME	EXPENSE	PAYROLL	ACCOUNT		12/31/2025	
	ENDING	BALANCES				TRNSFR	TRNSFR	ENDING	BALANCES
8367 GHCS D GENERAL FUND		523,634.56	233,227.94			200.00	2,675.00	759,737.50	
8381 GHCS D OPERATIONS FUND		395,389.70	507.64	(203,401.89)		47,921.68	48,033.59	288,450.72	
8395 GHCS D STANDBY		44,829.71	25,635.83					70,465.54	
8410 GHCS D WATER BANKING REIMB		150,307.34	21.11			2,547.53	3,318.10	156,194.08	
8422 GHCS D MD1 TAX ASSMT 3366		104,268.39	11,419.64	(623.80)				115,064.23	
8435 GHCS D MD2 TAX ASSMT 3365		24,560.43	3,908.76	(623.80)				27,845.39	
8448 GHCS D SANITATION		161,481.87	73.49					161,555.36	
8462 GHCS D ON-SITE SEPTIC		149.21	0.02					149.23	
8475 GHCS D CAPACITY		1,932,675.82	905.63			15,960.00		1,949,541.45	
8488 GHCS D DRAINAGE		63,770.96	114.44					63,885.40	
8501 GHCS D DISTRICT LANDS		181.58	0.03					181.61	
8519 GHCS D GENERAL RESERVE		59,370.20	26.98					59,397.18	
8532 GHCS D MD2 BOND ASSMT 3365		55,943.28	3,664.02					59,607.30	
8545 GHCS D DELINQUENT ACCOUNTS		46,599.60	2,309.77					48,909.37	
8559 GHCS D MD1 BOND ASSMT 3366		65,590.95	68,307.45					133,898.40	
8573 GHCS D DISTRICT FACILITIES		729,076.58	18,664.05			7,025.99	8,137.51	762,904.13	
8587 GHCS D OPERATIONS RESERVE		962,442.41	512.99			8,086.07	12,484.71	983,526.18	
		5,320,272.59	369,299.79	(204,649.49)	-	81,741.27	74,648.91	5,641,313.07	

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

101-GENERAL FUND

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUES</u>					
4-000-4001 CURRENT SECURED & UNSECURED	385,000.00	170,098.25	228,051.58	59.23	156,948.42
4-000-4005 CURRENT SUPPLEMENTAL	6,800.00	172.83	2,219.99	32.65	4,580.01
4-000-4010 PRIOR SECURED	0.00	11.01	287.12	0.00	(287.12)
4-000-4015 PRIOR SUPPLEMENTAL	0.00	60.80	1,165.67	0.00	(1,165.67)
4-000-4020 PENALTIES/COST DELINQUENT TAX	100.00	22.35	325.23	325.23	(225.23)
4-000-4025 HOMEOWNERS TAX RELIEF	2,000.00	0.00	0.00	0.00	2,000.00
4-000-4110 ON-SITE WW PERMITS & FEES	2,000.00	300.00	1,900.00	95.00	100.00
4-000-4115 FRANCHISE FEES	75,000.00	0.00	19,089.25	25.45	55,910.75
4-000-4205 CELL TOWER LEASES	30,000.00	2,575.00	14,875.18	49.58	15,124.82
4-000-4206 LAND LEASE	2,500.00	0.00	0.00	0.00	2,500.00
4-000-4210 GHCS D FACILITIES RENTS	0.00	0.00	4,500.00	0.00	(4,500.00)
4-000-4401 INTEREST FROM COUNTY	2,000.00	0.00	1,181.48	59.07	818.52
4-000-4402 INTEREST FROM CAMP	14,400.00	3,031.91	15,212.92	105.65	(812.92)
4-000-4450 INTEREST FROM INVESTMENTS	100.00	(2.02)	211.83	211.83	(111.83)
4-000-4605 DONATIONS	100.00	0.00	5,500.00	5,500.00	(5,400.00)
4-000-4611 OTHER REVENUE	0.00	0.00	750.00	0.00	(750.00)
TOTAL REVENUES	520,000.00	176,270.13	295,270.25	56.78	224,729.75

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

101-GENERAL FUND

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>EXPENSES</u>					
<u>ADMINISTRATIVE</u>					
5-110-5001 SALARIES	50,700.00	0.00	0.00	0.00	50,700.00
5-110-5030 DIRECTOR FEES	1,116.00	0.00	0.00	0.00	1,116.00
5-110-5040 CALPERS RETIREMENT	9,120.00	0.00	0.00	0.00	9,120.00
5-110-5050 GROUP MEDICAL INSURANCE	17,160.00	0.00	0.00	0.00	17,160.00
5-110-5060 UNEMPLOYMENT INSURANCE	300.00	0.00	0.00	0.00	300.00
5-110-5065 WORKERS COMPENSATION	1,680.00	0.00	0.00	0.00	1,680.00
5-110-5070 EMPLOYER PAYROLL TAX EXPENSE	4,620.00	0.00	0.00	0.00	4,620.00
5-110-6101 OFFICE EXPENSE	3,700.00	0.00	0.00	0.00	3,700.00
5-110-6105 COMMUNICATIONS	1,384.00	0.00	0.00	0.00	1,384.00
5-110-6115 GENERAL MEETING EXPENSE	350.00	0.00	0.00	0.00	350.00
5-110-6120 BOARD MEETING EXPENSE	200.00	0.00	0.00	0.00	200.00
5-110-6155 COMMUNITY PROGRAMS	20,000.00	205.18	20,281.01	101.41 (	281.01)
5-110-6160 SCHOLARSHIP	2,500.00	1,250.00	1,250.00	50.00	1,250.00
5-110-6301 JANITORIAL SERVICES	1,800.00	0.00	0.00	0.00	1,800.00
5-110-6305 UNIFORM EXPENSE	1,300.00	0.00	0.00	0.00	1,300.00
5-110-6310 EQUIPMENT REPAIR & MAINTENANC	1,250.00	0.00	0.00	0.00	1,250.00
5-110-6315 VEHICLE REPAIR & MAINTENANCE	1,500.00	0.00	0.00	0.00	1,500.00
5-110-6320 STRUCTURE REPAIR & MAINTENANC	2,000.00	0.00	0.00	0.00	2,000.00
5-110-6325 EQUIPMENT & VEHICLE FUEL & OI	3,600.00	0.00	0.00	0.00	3,600.00
5-110-6401 ELECTRICITY	10,710.00	0.00	0.00	0.00	10,710.00
5-110-6410 NATURAL GAS	200.00	0.00	0.00	0.00	200.00
5-110-6501 GENERAL INSURANCE	5,800.00	0.00	0.00	0.00	5,800.00
5-110-6601 LEGAL SERVICES	23,306.00	0.00	0.00	0.00	23,306.00
5-110-6605 ACCOUNTING & AUDIT SERVICES	2,800.00	0.00	0.00	0.00	2,800.00
5-110-6630 OTHER PROFESSIONAL SERVICES	4,444.00	0.00	0.00	0.00	4,444.00
5-110-6635 COUNTY ADMINISTRATION CHARGES	4,200.00	0.00	0.00	0.00	4,200.00
5-110-6955 DEPRECIATION	41,752.79	3,628.41	21,323.43	51.07	20,429.36
<u>WASTEWATER</u>					
TOTAL WASTEWATER	217,492.79	5,083.59	42,854.44	19.70	174,638.35
<u>SOLID WASTE</u>					
TOTAL SOLID WASTE	217,492.79	5,083.59	42,854.44	19.70	174,638.35
<u>DISTRICT LANDS</u>					
5-140-6210 TOOLS & EQUIPMENT	1,200.00	0.00	0.00	0.00	1,200.00
5-140-6335 GROUNDS & TRAIL MAINTENANCE	40,650.00	1,014.11	7,278.43	17.91	33,371.57
5-140-6340 REFUSE SERVICES	500.00	0.00	0.00	0.00	500.00
5-140-8402 NATURE PARK MASTER PLAN	0.00	92.00	16,091.31	0.00 (	16,091.31)
5-140-8403 NATURE PARK IMPROVEMENTS	150,000.00	0.00	0.00	0.00	150,000.00
TOTAL DISTRICT LANDS	217,492.79	5,083.59	42,854.44	19.70	174,638.35
<u>DRAINAGE</u>					
5-155-6330 DRAINAGE EASEMENT MAINTENANCE	5,000.00	0.00	0.00	0.00	5,000.00
TOTAL DRAINAGE	409,842.79	6,189.70	66,224.18	16.16	343,618.61
TOTAL EXPENSES	414,842.79	6,189.70	66,224.18	15.96	348,618.61
REVENUES OVER/(UNDER) EXPENSES	105,157.21	170,080.43	229,046.07	(	123,888.86)

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

201-WATER OPERATIONS

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUES</u>					
4-000-4020 PENALTIES/COST DELINQUENT TAX	1,500.00	0.00	269.26	17.95	1,230.74
4-000-4101 WATER STANDBY FEE	39,000.00	16,455.00	24,180.60	62.00	14,819.40
4-000-4105 PRIOR YEAR STANDBY	2,000.00	0.00	1,051.68	52.58	948.32
4-000-4210 GHCS D FACILITIES RENTS	111,000.00	15,281.64	45,550.08	41.04	65,449.92
4-000-4301 RESIDENTIAL WATER SALES	2,346,119.13	163,406.77	1,066,140.56	45.44	1,279,978.57
4-000-4305 COMMERCIAL WATER SALES	619,403.30	49,200.87	302,930.60	48.91	316,472.70
4-000-4310 WATER BANK REIMBURSEMENT FEES	84,000.00	4,814.64	40,499.22	48.21	43,500.78
4-000-4311 WATER SUSTAINABILITY FEES	163,000.00	6,501.60	95,051.16	58.31	67,948.84
4-000-4315 WATER PENALTIES	81,000.00	7,945.35	49,468.17	61.07	31,531.83
4-000-4320 DIST FACILITIES REPYMT (1.00)	72,000.00	6,050.00	30,169.02	41.90	41,830.98
4-000-4325 WATER OPS RESERVE (3.50)	126,000.00	10,594.00	52,839.70	41.94	73,160.30
4-000-4330 WATER METER SIZING	3,000.00	600.00	3,200.00	106.67	(200.00)
4-000-4335 WATER SIGN UP	11,500.00	810.00	5,615.00	48.83	5,885.00
4-000-4340 WATER CONNECTION	15,000.00	2,500.00	18,500.00	123.33	(3,500.00)
4-000-4345 CAPACITY FEES	95,760.00	15,960.00	137,424.00	143.51	(41,664.00)
4-000-4350 WATER LIENS & RELEASE FEES	2,000.00	345.89	2,042.39	102.12	(42.39)
4-000-4355 CREDIT CARD FEES	0.00	3,711.16	24,546.51	0.00	(24,546.51)
4-000-4401 INTEREST FROM COUNTY	7,500.00	0.00	2,470.05	32.93	5,029.95
4-000-4402 INTEREST FROM CAMP	42,000.00	330.43	6,452.38	15.36	35,547.62
4-000-4403 INTEREST FROM US BANK	110,000.00	808.33	81,964.54	74.51	28,035.46
4-000-4415 CHANGE IN INVESTMENT VALUE	0.00	(2,177.95)	7,797.46	0.00	(7,797.46)
4-000-4416 LONG TERM GAIN/LOSS	0.00	0.00	13,812.50	0.00	(13,812.50)
4-000-4450 INTEREST FROM INVESTMENTS	100.00	0.00	23.84	23.84	76.16
4-000-4601 NSF PENALTIES	500.00	15.00	240.00	48.00	260.00
4-000-4610 OTC MISC SERVICES INCOME	100.00	0.00	0.00	0.00	100.00
4-000-4611 OTHER REVENUE	0.00	0.00	4,047.93	0.00	(4,047.93)
4-000-4612 MISC REIMBURSEMENT	0.00	430.26	2,421.57	0.00	(2,421.57)
4-000-4640 SALE OF ASSETS	0.00	0.00	8,200.00	0.00	(8,200.00)
4-000-4641 GAIN/LOSS ON ASSET VALUE	0.00	0.00	(199.35)	0.00	199.35
TOTAL REVENUES	3,932,482.43	303,582.99	2,026,708.87	51.54	1,905,773.56

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

201-WATER OPERATIONS

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>EXPENSES</u>					
<u>WATER</u>					
5-210-5001 SALARIES	794,300.00	64,888.67	411,510.45	51.81	382,789.55
5-210-5010 OVERTIME	12,000.00	4,046.76	6,353.88	52.95	5,646.12
5-210-5020 SPECIAL DUTY PAY	146,000.00	41,231.31	75,016.40	51.38	70,983.60
5-210-5030 DIRECTOR FEES	17,484.00	500.00	6,400.00	36.60	11,084.00
5-210-5040 CALPERS RETIREMENT	142,880.00	14,648.48	78,355.25	54.84	64,524.75
5-210-5050 GROUP MEDICAL INSURANCE	268,840.00	22,826.15	135,410.57	50.37	133,429.43
5-210-5060 UNEMPLOYMENT INSURANCE	4,700.00	596.05	596.05	12.68	4,103.95
5-210-5065 WORKERS COMPENSATION	26,320.00	0.00	23,554.57	89.49	2,765.43
5-210-5070 EMPLOYER PAYROLL TAX EXPENSE	72,380.00	8,427.71	37,702.20	52.09	34,677.80
5-210-6101 OFFICE EXPENSE	33,300.00	3,452.89	13,477.02	40.47	19,822.98
5-210-6105 COMMUNICATIONS	35,806.00	1,601.94	16,456.92	45.96	19,349.08
5-210-6110 POSTAGE & SHIPPING	28,200.00	2,071.71	8,858.59	31.41	19,341.41
5-210-6115 GENERAL MEETING EXPENSE	3,150.00	517.65	1,099.73	34.91	2,050.27
5-210-6120 BOARD MEETING EXPENSE	1,800.00	278.57	520.83	28.94	1,279.17
5-210-6125 STAFF CE & COMPLIANCE TRAININ	26,150.00	598.00	3,539.52	13.54	22,610.48
5-210-6126 EMPLOYEE TUITION REIMBURSEMEN	500.00	0.00	0.00	0.00	500.00
5-210-6130 BOARD CE & COMPLIANCE TRAININ	9,000.00	0.00	3,177.39	35.30	5,822.61
5-210-6135 PROFESSIONAL DUES/MEMBERSHIPS	37,000.00	2,049.37	13,549.98	36.62	23,450.02
5-210-6140 CONSUMER CONFIDENCE REPORT	4,000.00	0.00	0.00	0.00	4,000.00
5-210-6145 LEGAL NOTICES	1,000.00	0.00	0.00	0.00	1,000.00
5-210-6150 VEHICLE EXPENSE REIMBURSEMENT	500.00	0.00	0.00	0.00	500.00
5-210-6165 SOFTWARE MAINTENANCE	32,000.00	0.00	37,072.89	115.85	(5,072.89)
5-210-6166 REGISTER SUBSCRIPTION EXPENSE	32,000.00	8,516.41	16,781.37	52.44	15,218.63
5-210-6170 OUTSIDE BILLING SERVICES	9,600.00	807.29	3,654.36	38.07	5,945.64
5-210-6175 TAXES & LICENSES (NON-AUTO)	2,500.00	0.00	2,148.22	85.93	351.78
5-210-6180 ELECTION EXPENSE	500.00	14,712.57	14,712.57	2,942.51	(14,212.57)
5-210-6185 BANK CHARGES	1,500.00	184.79	1,513.10	100.87	(13.10)
5-210-6186 CREDIT CARD FEES	5,000.00	4,127.02	22,183.16	443.66	(17,183.16)
5-210-6187 UNAPPLIED CC SUSPENSE	0.00	(9,743.76)	(1,780.51)	0.00	1,780.51
5-210-6190 BAD DEBTS	1,000.00	196.23	196.23	19.62	803.77
5-210-6201 WATER SYSTEM MAINTENANCE	120,000.00	14,399.68	52,699.68	43.92	67,300.32
5-210-6202 SCADA SYSTEM MAINTENANCE	18,000.00	0.00	1,249.00	6.94	16,751.00
5-210-6210 TOOLS & EQUIPMENT	10,800.00	815.77	2,761.67	25.57	8,038.33
5-210-6215 SAFETY EQUIPMENT	2,500.00	0.00	279.75	11.19	2,220.25
5-210-6220 CHEMICALS	22,000.00	0.00	14,191.39	64.51	7,808.61
5-210-6225 WATER TESTING	13,500.00	1,190.00	6,527.50	48.35	6,972.50
5-210-6230 EQUIPMENT/VEHICLE RENTAL	2,000.00	0.00	0.00	0.00	2,000.00
5-210-6235 HEALTH AGENCY FEES	30,000.00	24,579.86	26,793.86	89.31	3,206.14
5-210-6240 RAW WATER RECHARGE	100.00	0.00	54.00	54.00	46.00
5-210-6245 NON-ADJ/TCCWD WATER ADJUSTMTS	43,600.00	0.00	0.00	0.00	43,600.00
5-210-6246 TCCWD SPREADING LOSS COSTS	150.00	0.00	0.00	0.00	150.00
5-210-6250 WATER RIGHTS LEASE	56,250.00	9,375.00	56,250.00	100.00	0.00
5-210-6301 JANITORIAL SERVICES	16,200.00	1,430.00	8,836.36	54.55	7,363.64
5-210-6305 UNIFORM EXPENSE	11,700.00	581.95	4,549.04	38.88	7,150.96
5-210-6310 EQUIPMENT REPAIR & MAINTENANC	11,250.00	3,690.55	10,698.82	95.10	551.18
5-210-6315 VEHICLE REPAIR & MAINTENANCE	13,500.00	1,150.62	1,919.43	14.22	11,580.57
5-210-6320 STRUCTURE REPAIR & MAINTENANC	18,000.00	1,969.10	15,986.02	88.81	2,013.98
5-210-6325 EQUIPMENT & VEHICLE FUEL & OI	32,400.00	0.00	10,184.03	31.43	22,215.97

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

201-WATER OPERATIONS

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
5-210-6401 ELECTRICITY	257,040.00	20,660.40	113,957.04	44.33	143,082.96
5-210-6410 NATURAL GAS	4,800.00	0.00	0.00	0.00	4,800.00
5-210-6411 PROPANE	3,600.00	0.00	803.38	22.32	2,796.62
5-210-6501 GENERAL INSURANCE	52,200.00	6,260.79	44,503.53	85.26	7,696.47
5-210-6601 LEGAL SERVICES	51,794.00	4,260.50	30,000.57	57.92	21,793.43
5-210-6605 ACCOUNTING & AUDIT SERVICES	25,200.00	1,325.00	26,325.00	104.46 (	1,125.00)
5-210-6610 ENGINEERING SERVICES	12,000.00	3,892.90	6,801.00	56.68	5,199.00
5-210-6615 SECURITY SERVICES	1,000.00	0.00	0.00	0.00	1,000.00
5-210-6625 INSPECTIONS	1,000.00	0.00	0.00	0.00	1,000.00
5-210-6630 OTHER PROFESSIONAL SERVICES	42,556.00	1,865.72	14,077.78	33.08	28,478.22
5-210-6635 COUNTY ADMINISTRATION CHARGES	1,000.00	0.00	1,211.00	121.10 (	211.00)
5-210-6955 DEPRECIATION	566,384.00	40,443.40	230,639.84	40.72	335,744.16
5-210-7201 PURCHASE WATER FROM TCCWD	2,500.00	0.00	0.00	0.00	2,500.00
5-210-8232 TANK MAINTENANCE PROGRAM	327,035.76	81,758.94	163,517.88	50.00	163,517.88
5-210-8245 HYDROPNEUMATIC REHAB	12,000.00	0.00	0.00	0.00	12,000.00
5-210-8255 WELL REHABILITATION	63,000.00	610.01	24,232.64	38.46	38,767.36
5-210-8270 NEW WELL	0.00	3,500.60	67,057.23	0.00 (	67,057.23)
5-210-8315 SOLAR PANEL PROJECT	0.00	0.00	445,977.68	0.00 (	445,977.68)
5-210-8402 NATURE PARK MASTER PLAN	0.00	92.00	92.00	0.00 (	92.00)
5-210-8999 UNIDENTIFIED PROJECTS	35,000.00	0.00	0.00	0.00	35,000.00
5-210-9201 INTEREST EXPENSE	<u>47,568.75</u>	<u>3,821.88</u>	<u>23,784.39</u>	<u>50.00</u>	<u>23,784.36</u>
TOTAL EXPENSES	<u>3,677,038.51</u>	<u>414,210.48</u>	<u>2,338,022.25</u>	<u>63.58</u>	<u>1,339,016.26</u>
REVENUES OVER/(UNDER) EXPENSES	255,443.92 (	110,627.49) (	311,313.38)		566,757.30

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

301-MAINTENANCE DISTRICT 1

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUES</u>					
4-000-4005 CURRENT SUPPLEMENTAL	100.00	8.51	107.91	107.91 (	7.91)
4-000-4015 PRIOR SUPPLEMENTAL	0.00	2.94	56.32	0.00 (	56.32)
4-000-4020 PENALTIES/COST DELINQUENT TAX	750.00	1.08	192.09	25.61	557.91
4-000-4025 HOMEOWNERS TAX RELIEF	100.00	0.00	0.00	0.00	100.00
4-000-4035 DEBT SRV RESTRICTED FUNDS MD1	120,000.00	51,893.71	67,742.41	56.45	52,257.59
4-000-4040 ROAD ASSESSMENT - M/D #1	16,000.00	8,322.78	11,142.97	69.64	4,857.03
4-000-4401 INTEREST FROM COUNTY	1,000.00	0.00	417.03	41.70	582.97
4-000-4402 INTEREST FROM CAMP	5,880.00	738.69	4,253.30	72.34	1,626.70
4-000-4450 INTEREST FROM INVESTMENTS	<u>3,000.00</u>	<u>458.86</u>	<u>3,076.58</u>	<u>102.55 (</u>	<u>76.58)</u>
TOTAL REVENUES	146,830.00	61,426.57	86,988.61	59.24	59,841.39

301-MAINTENANCE DISTRICT 1

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>EXPENSES</u>					
<u>MAINTENANCE DIST 1</u>					
5-310-6185 BANK CHARGES	3,500.00	0.00	0.00	0.00	3,500.00
5-310-6630 OTHER PROFESSIONAL SERVICES	7,650.00	623.80	3,502.67	45.79	4,147.33
5-310-6635 COUNTY ADMINISTRATION SERVICE	250.00	0.00	0.00	0.00	250.00
5-310-9250 BOND INTEREST EXPENSE MD1	<u>48,467.00</u>	<u>3,887.92</u>	<u>23,852.50</u>	<u>49.21</u>	<u>24,614.50</u>
TOTAL EXPENSES	59,867.00	4,511.72	27,355.17	45.69	32,511.83
REVENUES OVER/(UNDER) EXPENSES	86,963.00	56,914.85	59,633.44		27,329.56

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

302-MAINTENANCE DISTRICT 2

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUES</u>					
4-000-4005 CURRENT SUPPLEMENTAL	100.00	2.87	37.24	37.24	62.76
4-000-4015 PRIOR SUPPLEMENTAL	0.00	1.03	19.59	0.00	19.59
4-000-4020 PENALTIES/COST DELINQUENT TAX	500.00	0.37	86.33	17.27	413.67
4-000-4025 HOMEOWNERS TAX RELIEF	100.00	0.00	0.00	0.00	100.00
4-000-4045 DEBT SRVC RESTRICTED FUNDS MD	0.00	0.00	3,209.80	0.00	3,209.80
4-000-4050 ROAD ASSESSMENT - M/D #2	6,000.00	2,837.98	3,815.10	63.59	2,184.90
4-000-4401 INTEREST FROM COUNTY	1,000.00	0.00	349.27	34.93	650.73
4-000-4402 INTEREST FROM CAMP	4,300.00	378.46	2,451.63	57.01	1,848.37
4-000-4450 INTEREST FROM INVESTMENTS	<u>3,000.00</u>	<u>(0.03)</u>	<u>1,489.27</u>	<u>49.64</u>	<u>1,510.73</u>
TOTAL REVENUES	15,000.00	3,220.68	11,458.23	76.39	3,541.77

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: DECEMBER 31ST, 2025

302-MAINTENANCE DISTRICT 2

50.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>EXPENSES</u>					
<u>MAINTENANCE DIST 2</u>					
5-320-6185 BANK CHARGES	2,000.00	0.00	549.06	27.45	1,450.94
5-320-6601 LEGAL SERVICES	0.00	1,025.00	1,025.00	0.00 (	1,025.00)
5-320-6630 OTHER PROFESSIONAL SERVICES	7,650.00	623.80	3,481.67	45.51	4,168.33
5-320-6635 COUNTY ADMINISTRATION SERVICE	150.00	0.00	0.00	0.00	150.00
5-320-9250 BOND INTEREST EXPENSE MD2	0.00	0.00	4,633.18	0.00 (	4,633.18)
TOTAL EXPENSES	9,800.00	1,648.80	9,688.91	98.87	111.09
REVENUES OVER/(UNDER) EXPENSES	5,200.00	1,571.88	1,769.32		3,430.68

YEAR TO DATE BALANCE SHEET

AS OF: DECEMBER 31ST, 2025

101-GENERAL FUND

ACCT NO#	ACCOUNT NAME	BEGINNING BALANCE	M-T-D ACTIVITY	Y-T-D ACTIVITY	CURRENT BALANCE
<u>ASSETS</u>					
1-000-1001	GENERAL FUND KCT #8367	12,069.57	170,363.22	233,227.94	245,297.51
1-000-1007	SANITATION #8448	106.86	0.00	73.49	180.35
1-000-1008	ON-SITE SEPTIC #8462	106.86	0.00	0.02	106.88
1-000-1010	DRAINAGE #8488	115.00	0.00	114.44	229.44
1-000-1011	DISTRICT LANDS #8501	106.86	0.00	0.03	106.89
1-000-1012	GENERAL RESERVE #8519	115.00	0.00	26.98	141.98
1-000-1041	CAMP INVESTMENTS	650,658.01	3,345.62	33,827.49	684,485.50
1-000-1109	OTHER RECEIVABLE	18,502.67	0.00	18,502.67CR	0.00
1-000-1310	LAND	2,247,041.60	0.00	0.00	2,247,041.60
1-000-1311	LAND IMPROVEMENT	429,807.27	0.00	17,881.30	447,688.57
1-000-1340	AUTO/TRUCKS/EQUIPMENT	158,540.64	0.00	0.00	158,540.64
1-000-1370	CONSTRUCTION IN PROGRESS	136,562.65	0.00	16,279.52CR	120,283.13
1-000-1380	LESS: ACCUM DEPRECIATION	169,255.38CR	3,628.41CR	21,323.43CR	190,578.81CR
1-000-1515	DOR - PERS	36,211.00	0.00	0.00	36,211.00
1-000-1520	DFRD OUTFLOW - PARS	9,390.00	0.00	0.00	9,390.00
	TOTAL ASSETS	3,530,078.61	170,080.43	229,046.07	3,759,124.68
<u>LIABILITIES</u>					
2-000-2201	DUE TO CAPACITY FUND 50278	15,896.28CR	0.00	0.00	15,896.28CR
	TOTAL LIABILITIES	15,896.28CR	0.00	0.00	15,896.28CR
<u>FUND EQUITY</u>					
3-000-3000	CONTRIBUTED CAPITAL	1,660,602.00CR	0.00	0.00	1,660,602.00CR
3-000-3100	RETAINED EARNINGS	1,853,580.33CR	0.00	0.00	1,853,580.33CR
	TOTAL REVENUES	0.00	176,270.13CR	295,270.25CR	295,270.25CR
	TOTAL EXPENDITURES	0.00	6,189.70	66,224.18	66,224.18
	TOTAL FUND EQUITY	3,514,182.33CR	170,080.43CR	229,046.07CR	3,743,228.40CR

YEAR TO DATE BALANCE SHEET

AS OF: DECEMBER 31ST, 2025

201-WATER OPERATIONS

ACCT NO#	ACCOUNT NAME	BEGINNING BALANCE	M-T-D ACTIVITY	Y-T-D ACTIVITY	CURRENT BALANCE
<u>ASSETS</u>					
1-000-1002	OPERATIONS FUND #8381	106.86	0.00	507.64	614.50
1-000-1003	WATER STANDBY #8395	1,070.36	16,455.00	25,635.83	26,706.19
1-000-1004	WATER BANK REIMB FEES #8410	106.86	0.00	21.11	127.97
1-000-1009	CAPACITY #8475	106.86	0.00	905.63	1,012.49
1-000-1014	DELINQUENT ACCTS #8545	116.08	365.89	2,309.77	2,425.85
1-000-1020	DIST FCLTY COLLC (1.00) #8573	9,034.59	6,191.64	18,664.05	27,698.64
1-000-1022	OPS RESERVE (3.50) #8587	106.86	0.00	512.99	619.85
1-000-1033	VSCU - TRUST	269,859.52	875.00	8,060.00	277,919.52
1-000-1034	VSCU - MDF	100,971.52	25,841.26	21,531.76	122,503.28
1-000-1035	VSCU - KCT	221,292.69	503,100.27CR	13,194.92CR	208,097.77
1-000-1036	VSCU - SAVINGS	5.00	0.00	0.00	5.00
1-000-1040	US BANK 1051018219	4,440,721.72	1,494.62CR	712,175.50CR	3,728,546.22
1-000-1041	CAMP INVESTMENTS	791,680.63	452,289.32	265,157.90CR	526,522.73
1-000-1050	PETTY CASH	100.00	0.00	0.00	100.00
1-000-1101	A/R OPERATIONS	499,417.68	36,883.99CR	325,481.55CR	173,936.13
1-000-1102	UNAPPLIED CREDITS	36,682.31CR	130.07CR	1,212.87	35,469.44CR
1-000-1201	DUE FROM GEN FUND - 50270	15,896.28	0.00	0.00	15,896.28
1-000-1301	WATER BANK STORAGE	1,540,664.43	0.00	0.00	1,540,664.43
1-000-1315	WATER RIGHTS	1,690,950.00	0.00	0.00	1,690,950.00
1-000-1320	BUILDING	3,242,482.74	0.00	27,387.11	3,269,869.85
1-000-1325	UTILITY PLANT	7,737,560.56	0.00	120,095.33	7,857,655.89
1-000-1326	WATER STORAGE TANKS	2,233,320.25	0.00	0.00	2,233,320.25
1-000-1330	SANTA LUCIA TANK YARD	761,769.88	0.00	0.00	761,769.88
1-000-1340	AUTO/TRUCKS/EQUIPMENT	998,700.97	23,739.00CR	180,917.39	1,179,618.36
1-000-1345	OFFICE EQUIPMENT	156,395.74	0.00	0.00	156,395.74
1-000-1370	CONSTRUCTION IN PROGRESS	1,315,710.98	0.00	8,235.00CR	1,307,475.98
1-000-1380	LESS: ACCUM DEPRECIATION	9,100,600.03CR	16,704.40CR	205,802.19CR	9,306,402.22CR
1-000-1401	PREPAID INSURANCE	9,934.48	6,260.79CR	46,412.57	56,347.05
1-000-1402	PREPAID WATER LEASE	56,250.00	9,375.00CR	56,250.00CR	0.00
1-000-1403	PREPAID OTHER	26,546.02	1,924.37CR	12,299.98	38,846.00
1-000-1404	PREPAID METER UNITS	9,756.64	8,516.41CR	16,148.63	25,905.27
1-000-1515	DOR - PERS	339,502.00	0.00	0.00	339,502.00
1-000-1520	DFRD OUTFLOW - PARS	77,929.00	0.00	0.00	77,929.00
1-000-1999	SUSPENSE	0.00	0.00	5,639.95	5,639.95
TOTAL ASSETS		17,410,784.86	106,110.81CR	1,098,034.45CR	16,312,750.41

LIABILITIES

2-000-2001	ACCOUNTS PAYABLE	105,439.89CR	0.00	105,439.89	0.00
2-000-2010	REFUNDS PAYABLE	734.26CR	5.20	24.87	709.39CR
2-000-2020	ACCRUED INTEREST PAYABLE	12,318.75CR	3,821.88CR	853.11	11,465.64CR
2-000-2030	ACCRUED EXPENSES	448,119.60CR	0.00	448,119.60	0.00
2-000-2031	LITIGATION PAYABLE	0.00	0.00	110,000.00	110,000.00
2-000-2101	ACCRUED PAYROLL	39,558.60CR	0.00	39,558.60	0.00
2-000-2105	ACCRUED COMPENSATED ABSENCES	44,265.89CR	0.00	0.00	44,265.89CR
2-000-2410	WATER DEPOSITS IN TRUST	271,771.00CR	700.00CR	8,275.00CR	280,046.00CR
2-000-2501	N/P CITY NAT'L BLDG LOAN	1,228,000.00CR	0.00	96,000.00	1,132,000.00CR
2-000-2600	CURRENT PORTION OF L/T DEBT	86,000.00CR	0.00	5,000.00CR	91,000.00CR
2-000-2605	DIR - PERS	28,498.00CR	0.00	0.00	28,498.00CR
2-000-2610	DIR - PARS	47,756.00CR	0.00	0.00	47,756.00CR

YEAR TO DATE BALANCE SHEET

AS OF: DECEMBER 31ST, 2025

201-WATER OPERATIONS

ACCT NO#	ACCOUNT NAME	BEGINNING BALANCE	M-T-D ACTIVITY	Y-T-D ACTIVITY	CURRENT BALANCE
2-000-2615	NET PENSION LIAB CALPERS	742,561.00CR	0.00	0.00	742,561.00CR
2-000-2616	NET PENSION LIAB PARS	<u>255,536.00</u>	<u>0.00</u>	<u>0.00</u>	<u>255,536.00</u>
	TOTAL LIABILITIES	2,799,486.99CR	4,516.68CR	786,721.07	2,012,765.92CR
<u>FUND EQUITY</u>					
3-000-3100	RETAINED EARNINGS	14,611,297.87CR	0.00	0.00	14,611,297.87CR
	TOTAL REVENUES	0.00	303,582.99CR	2,026,708.87CR	2,026,708.87CR
	TOTAL EXPENDITURES	<u>0.00</u>	<u>414,210.48</u>	<u>2,338,022.25</u>	<u>2,338,022.25</u>
	TOTAL FUND EQUITY	14,611,297.87CR	110,627.49	311,313.38	14,299,984.49CR

YEAR TO DATE BALANCE SHEET

AS OF: DECEMBER 31ST, 2025

301-MAINTENANCE DISTRICT 1

ACCT NO#	ACCOUNT NAME	BEGINNING BALANCE	M-T-D ACTIVITY	Y-T-D ACTIVITY	CURRENT BALANCE
<u>ASSETS</u>					
1-000-1005	SPEC ASSMT MD1 #8422	869.62	8,335.21	11,419.64	12,289.26
1-000-1015	TRACT 3366 BOND ASSMT #8559	10,971.29	51,893.71	68,307.45	79,278.74
1-000-1041	CAMP INVESTMENTS	260,219.04	114.89	94,151.87CR	166,067.17
1-000-1055	US BANK 3366 ROAD RDMP ACCT	21,967.29	71.07	526.15	22,493.44
1-000-1056	US BANK 3366 ROAD RESERVE ACCT	120,261.05	387.83	2,481.71	122,742.76
1-000-1058	US BANK 3366 ROAD DISCOUNT	2,647.00	0.00	0.00	2,647.00
1-000-1059	US BANK MD1 ROAD PREPAY ACCT	17.35	0.06	0.36	17.71
	TOTAL ASSETS	416,952.64	60,802.77	11,416.56CR	405,536.08
<u>LIABILITIES</u>					
2-000-2021	ACCRUED BOND INTEREST PAYABLE	16,601.68CR	3,887.92CR	1,050.00	15,551.68CR
2-000-2520	N/P UBOC 3366 ROAD BOND	1,075,000.00CR	0.00	75,000.00	1,000,000.00CR
2-000-2540	PREPAID ASSESSMENTS	10,916.44CR	0.00	0.00	10,916.44CR
2-000-2580	CURRENT PORTION OF L/T DEBT	65,000.00CR	0.00	5,000.00CR	70,000.00CR
	TOTAL LIABILITIES	1,167,518.12CR	3,887.92CR	71,050.00	1,096,468.12CR
<u>FUND EQUITY</u>					
3-000-3100	RETAINED EARNINGS	750,565.48	0.00	0.00	750,565.48
	TOTAL REVENUES	0.00	61,426.57CR	86,988.61CR	86,988.61CR
	TOTAL EXPENDITURES	0.00	4,511.72	27,355.17	27,355.17
	TOTAL FUND EQUITY	750,565.48	56,914.85CR	59,633.44CR	690,932.04

YEAR TO DATE BALANCE SHEET

AS OF: DECEMBER 31ST, 2025

302-MAINTENANCE DISTRICT 2

ACCT NO#	ACCOUNT NAME	BEGINNING BALANCE	M-T-D ACTIVITY	Y-T-D ACTIVITY	CURRENT BALANCE
<u>ASSETS</u>					
1-000-1006	SPEC ASSMT MD2 #8435	219.38	2,842.22	3,908.76	4,128.14
1-000-1013	MD2 BOND ASSMT #8532	1,032.11	0.00	3,664.02	4,696.13
1-000-1041	CAMP INVESTMENTS	168,716.17	1,270.34CR	84,963.49CR	83,752.68
1-000-1050	US BANK MD2 ROAD RDMP ACCT	6,127.36	0.00	6,127.36CR	0.00
1-000-1051	US BANK MD2 ROAD RESERVE ACCT	114,345.76	0.00	114,345.76CR	0.00
1-000-1052	US BANK MD2 ROAD PREPAY ACCT	<u>5,858.67</u>	<u>0.00</u>	<u>5,858.67CR</u>	<u>0.00</u>
	TOTAL ASSETS	296,299.45	1,571.88	203,722.50CR	92,576.95
<u>LIABILITIES</u>					
2-000-2021	ACCRUED BOND INTEREST PAYABLE	3,416.68CR	0.00	3,416.68	0.00
2-000-2510	N/P UBOC ROAD BOND	105,000.00CR	0.00	105,000.00	0.00
2-000-2515	ROAD BOND-DISCOUNT	2,924.86	0.00	2,924.86CR	0.00
2-000-2540	PREPAID ASSESSMENTS	4,802.20CR	0.00	0.00	4,802.20CR
2-000-2580	CURRENT PORTION OF L/T DEBT	<u>100,000.00CR</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>
	TOTAL LIABILITIES	210,294.02CR	0.00	205,491.82	4,802.20CR
<u>FUND EQUITY</u>					
3-000-3100	RETAINED EARNINGS	86,005.43CR	0.00	0.00	86,005.43CR
	TOTAL REVENUES	0.00	3,220.68CR	11,458.23CR	11,458.23CR
	TOTAL EXPENDITURES	<u>0.00</u>	<u>1,648.80</u>	<u>9,688.91</u>	<u>9,688.91</u>
	TOTAL FUND EQUITY	86,005.43CR	1,571.88CR	1,769.32CR	87,774.75CR

7. FY 2025-2026 REVISED BUDGET:

Committee to review the FY 2025-26 Revised Budget.

Golden Hills CSD
Revision #1 Budget
2025-2026

	Water	Non Water Ops	GF	MD1	MD2	FY 25-26 Budget Revision #1	FY 25-26 Budget	FY 24-25 Budget
Revenues								
Property Taxes								
4001 Current Secured & Unsecured			385,000			385,000.00	385,000.00	345,000.00
4005 Current Supplemental			6,800	100	100	7,000.00	7,000.00	7,000.00
4010 Prior Secured			-			-	-	-
4015 Prior Supplemental			-			-	-	-
4020 Penalties/Cost Delinquent Tax	1,500		100	750	500	2,850.00	2,850.00	3,350.00
4025 Homeowners Tax Relief			2,000	100	100	2,200.00	2,200.00	2,200.00
4030 Other Property Taxes			-			-	-	-
4035 MD #1 Road Bond Restricted Funds				120,000		120,000.00	120,000.00	120,000.00
4040 Road Assessment - M/D #1				16,000		16,000.00	16,000.00	16,000.00
4045 MD #2 Road Bond Restricted Funds						-	-	112,000.00
4050 Road Assessment - M/D #2					6,000	6,000.00	6,000.00	6,000.00
Permits and Fees								
4101 Water Standby Fee	39,000					39,000.00	39,000.00	40,000.00
4105 Prior Year Standby	2,000					2,000.00	2,000.00	2,000.00
4110 On-site Waste Water Permits & Fees			2,000			2,000.00	2,000.00	2,000.00
4115 Franchise Fees			75,000			75,000.00	75,000.00	70,000.00
Rents and Leases								
4205 Cell Tower Leases			30,000			30,000.00	30,000.00	23,000.00
4206 Land Lease			2,500			2,500.00	2,500.00	10,000.00
4210 GHCSO Facilities Rents			111,000			111,000.00	111,000.00	108,000.00
Charges for Services								
4301 Residential Water Sales	2,346,119					2,346,119.13	2,346,119.13	2,143,538.40
4305 Commercial Water Sales	619,403					619,403.30	619,403.30	590,096.44
4310 Water Banking Reimbursement Fee		84,000				84,000.00	84,000.00	73,405.20
4311 Water Sustainability Fee	163,000					163,000.00	163,000.00	122,342.00
4315 Water Penalties	81,000	\$55,000 late fees, 65 tags/month, 10 lock-offs/month				81,000.00	81,000.00	75,000.00
4320 District Facilities Repymt (2.00)	72,000					72,000.00	72,000.00	70,000.00
4325 Water Operations Reserve (3.50)	126,000					126,000.00	126,000.00	122,000.00
4330 Water Meter Sizing	3,000	12 new installs				3,000.00	3,000.00	3,000.00
4335 Water Sign Up	11,500					11,500.00	11,500.00	11,500.00
4340 Water Connection Fees	15,000	12 new installs				15,000.00	15,000.00	15,000.00
4345 Capacity Fees		95,760				95,760.00	95,760.00	95,760.00
4350 Water Liens & Release Fees	2,000					2,000.00	2,000.00	2,000.00
Interest Income and other Revenues								
4401 Interest from County	1,000		1,000	1,000	1,000	4,000.00	11,500.00	83,500.00
4402 Interest from CAMP	42,000		14,400	5,880	4,300	66,580.00	66,580.00	
4403 Interest from US Bank	110,000					110,000.00	110,000.00	
4450 Interest from Investments	100		100	3,000	3,000	6,200.00	6,200.00	6,200.00
Other Revenues								
4601 NSF Penalties	500					500.00	500.00	500.00
4605 Donations			100			100.00	100.00	100.00
4610 Misc Revenue - Over the Counter	100					100.00	100.00	100.00
Total Revenues	3,635,222	179,760	630,000	146,830	15,000	4,606,812.43	4,614,312.43	4,280,592

Golden Hills CSD
Revision #1 Budget
2025-2026

	Water	Non Water Ops	GF	MD1	MD2	FY 25-26 Budget Revision #1	FY 25-26 Budget	FY 24-25 Budget
Expenses								
Salaries & Benefits								
It is 90,000 with burden to hire another person and this would be GF money								
5001 Salaries	724,300	This is at 94% &	120,700			845,000.00	845,000	885,000.00
5010 Overtime	8,500		3,500			12,000.00	12,000	36,000.00
5020 Special Duty Pay	145,000					146,000.00	146,000	9,800.00
5030 Elected Officials Salaries	17,484		1,116			18,600.00	18,600	20,200.00
5040 Cal - PERS Retirement	141,480		10,520			152,000.00	152,000	147,000.00
5050 Group Medical Insurance	245,840		40,160			286,000.00	286,000	275,000.00
5060 Unemployment Insurance	4,700		300			5,000.00	5,000	5,000.00
5065 Worker's Compensation	23,520		4,480			28,000.00	28,000	42,000.00
5070 Employer Payroll Tax Expense	66,980		10,020			77,000.00	77,000	70,000.00
General & Administrative								
6101 Office Expense		33,300		3,700		37,000.00	37,000	37,000.00
6105 Communications	16,000					-	-	-
Brighthouse/Spectru	6,900	4,536		504		5,040.00	5,040	5,000.00
T-Mobile	5,500	4,320		480		4,800.00	4,800	4,500.00
Grapevine		3,600				3,600.00	3,600	3,600.00
Waterly		4,750				4,750.00	4,750	4,600.00
Nixel		3,600		400		4,000.00	4,000	3,800.00
CalCad		15,000				15,000.00	15,000	-
Streamline		5,700				5,700.00	-	-
6110 Postage & Shipping	25,000					-	-	-
Dataprose	16,000	23,400				23,400.00	23,400	21,000.00
Pitney Bowes	4,500	2,800				2,800.00	2,800	4,000.00
Misc Postage & Ship	2,000	2,000				2,000.00	2,000	2,000.00
6115 General Meeting Expense		3,150		350		3,500.00	3,500	3,500.00
6120 Board Meeting Expense		1,800		200		2,000.00	2,000	2,000.00
6125 Staff CE & Compliance Training		26,150				26,150.00	26,150	20,000.00
6126 Employee Tuition Reimbursement		500				500.00	500	500.00
6130 Board CE & Compliance Training		9,000				9,000.00	9,000	9,000.00
6135 Professional Dues/IV	21,000					-	-	-
ACWA	11,000	15,300				15,300.00	15,300	13,000.00
Underground Servici	800	8,500				8,500.00	8,500	8,500.00
CSDA	7,150	9,000				9,000.00	9,000	9,000.00
Cal Chamber	900	1,000				1,000.00	1,000	1,000.00
CA Rural Water Asso	1,150	1,600				1,600.00	1,600	1,600.00
CSMFO		250				250.00	250	250.00
AWWA		750				750.00	750	750.00
Greater Tehachapi EDC		600				600.00	600	600.00
6140 Consumer Confidence Report		4,000				4,000.00	4,000	4,000.00
6145 Legal Notices		1,000				1,000.00	1,000	1,000.00
6150 Vehicle Expense Reimbursement		500				500.00	500	500.00
6155 Community Programs			20,000			20,000.00	20,000	13,000.00
6160 Scholarship			2,500			2,500.00	2,500	2,500.00
6165 Software Maintenance Expenses		32,000				32,000.00	32,000	32,000.00
6166 Register Subscription Expenses		32,000				32,000.00	32,000	32,000.00
6170 Outside Billing Services		9,600				9,600.00	9,600	9,600.00
6175 Taxes & Licenses (Non-Auto)		2,500				2,500.00	2,500	2,500.00
6180 Election Expense		4,000				4,000.00	500	4,000.00
6185 Bank Charges		1,500		3,500	2,000	7,000.00	7,000	7,000.00
6186 Credit Card Fees		5,000				5,000.00	5,000	5,000.00
6190 Bad Debt Write-off		1,000				1,000.00	1,000	1,000.00

Golden Hills CSD
Revision #1 Budget
2025-2026

	Water	Non Water Ops	GF	MD1	MD2	FY 25-26 Budget			
						Revision #1	FY 25-26 Budget	FY 24-25 Budget	
System Operations									
6201	Water System Maintenance	120,000				120,000.00	120,000	145,000.00	
6202	SCADA System Maintenance	18,000				18,000.00	18,000	12,000.00	
6210	Tools & Equipment	10,800	1,200			12,000.00	12,000	12,000.00	
6215	Safety Equipment	2,500				2,500.00	2,500	2,500.00	
6220	Chemicals	22,000				22,000.00	22,000	20,000.00	
6225	Water Testing	13,500				13,500.00	13,500	18,000.00	
6230	Equipment Rental	2,000				2,000.00	2,000	2,000.00	
6235	Health Agency Fees	30,000				30,000.00	30,000	26,500.00	
6240	SWP Meter Charge		100			100.00	100	100.00	
6245	Water Extractions over APA		43,600			43,600.00	43,600	43,600.00	
6246	TCCWD Spreading Loss Costs		150			150.00	150	150.00	
6250	Water Rights Lease	56,250				56,250.00	56,250	112,500.00	
Maintenance & Supplies									
6301	Janitorial Services	16,200	1,800			18,000.00	18,000	17,600.00	
6305	Uniform Expense	11,700	1,300			13,000.00	13,000	11,000.00	
6310	Equipment Repair & Maintenance	11,250	1,250			12,500.00	12,500	10,000.00	
6315	Vehicle Repair & Maintenance	13,500	1,500			15,000.00	15,000	15,000.00	
6320	Structure Repair & Maintenance	18,000	2,000			20,000.00	20,000	20,000.00	
6325	Equipment & Vehicle Fuel & Oil	32,400	3,600			36,000.00	36,000	36,000.00	
6330	Drainage Easement Maintenance		5,000			5,000.00	5,000	375,000.00	
6335	Grounds & Trail Mai								
	Nature Park								
	Barriers (Bollards, Fencing)		1,000			1,000.00			
	Trees		2,500			2,500.00			
	Activities		4,950			4,950.00	36,750		
	Trail & Replacement Signs		1,700			1,700.00			
	Trails Maintenance/Mowing		26,600			26,600.00			
	Freedom Trail								
	Trash & Dog Bags		1,400			1,400.00		13,800.00	
	Herbicide		500			500.00	3,900	3,900.00	
	Maintenance		2,000			2,000.00			
6340	Refuse Service & Greenwaste		500			500.00	500	500.00	
Utilities									
6401	Electricity	257,040	10,710			267,750.00	267,750	255,000.00	
6410	Natural Gas	4,800	200			5,000.00	5,000	5,000.00	
6411	Propane	3,600				3,600.00	3,600	3,600.00	
Insurance									
6501	General Insurance	74,700	8,300			83,000.00	58,000	48,000.00	
Outside Services									
6601	Legal Services								
	Water	51,794	3,306			55,100.00	55,100	55,100.00	
	Stradling Delinquent		10,000			10,000.00	10,000	10,000.00	
	Stradling Delinquent		10,000			10,000.00	10,000	10,000.00	
6605	Accounting & Audit Services	25,200	2,800			28,000.00	28,000	27,000.00	
6610	Engineering Services	12,000				12,000.00	12,000	10,000.00	
6615	Security Services	1,000				1,000.00	1,000	1,000.00	
6625	Inspections	1,000				1,000.00	1,000	1,000.00	
6630	Other Professional S								
	NBS			7,500	7,500	15,000.00	15,000	14,000.00	
	ADP	3,936	164			4,100.00	4,100	4,100.00	
	OIP	9,720	1,080			10,800.00	10,800		
	RGS	2,700	300			3,000.00	3,000	4,000.00	
	Actuarial Retirement Consultants	3,600	400			4,000.00	4,000		
	Announce Solutions	17,400				17,400.00	17,400	17,400.00	
	General Admin	5,200	2,500	150	150	8,000.00	8,000	8,000.00	
6635	Kern County Administration Charges	1,000	4,200	250	150	5,600.00	5,600	7,525.00	
	Total Operating Expenses	2,505,300	43,850	331,690	11,400	9,800	2,902,040.00	2,867,840	3,144,675.00

8. LANDS AND PARKS ASSESSMENT DISTRICT – PROCESS OVERVIEW:

Committee to receive a staff report outlining general funding mechanisms available to public agencies for park and open-space improvements, including an overview of assessment-based tools authorized under California law

Golden Hills Community Services District

Lands & Parks Assessment District

Finance Committee – Board-Level Planning Package

1. Finance Study Session Staff Report

Subject

Discussion of Potential Formation of a Lands & Parks Assessment District to Fund Park Improvements, Including the Golden Hills Nature Park (GHNP).

Recommended Action

Receive information and provide policy direction to staff regarding whether to explore formation of a Lands & Parks Assessment District pursuant to Article XIII D of the California Constitution (Proposition 218).

Executive Summary

The Golden Hills Community Services District (GHCS D) owns and operates park and open-space assets that require significant capital investment and ongoing maintenance. The Golden Hills Nature Park (GHNP) represents a long-term community asset with phased development needs extending over multiple years.

This study session is intended to provide the Committee with an overview of legally available funding mechanisms—specifically a property-based special assessment under Proposition 218—to determine whether further technical evaluation is warranted. **No action to levy an assessment is requested at this time.**

Background

- GHNP Master Plan and IS/MND have been adopted.
- Grant funding opportunities exist but generally require local match and demonstrated long-term maintenance funding.
- Current General Fund and excess revenues are insufficient to fully support phased park build-out and lifecycle maintenance.

Funding Mechanism Overview

A Lands & Parks Assessment District would:

- Be levied **only if approved by property owners** via a Prop 218 assessment ballot
- Require preparation of an **Engineer's Report** demonstrating special benefit and proportionality
- Generate **legally restricted revenues** usable only for park- and open-space-related purposes

Next Steps (If Directed)

- Retain assessment engineer and legal counsel
 - Prepare preliminary Engineer's Report and assessment scenarios
 - Return to Board with findings and a recommended path forward
-

2. Public Explainer

What Is a Lands & Parks Assessment District?

A Lands & Parks Assessment District is a property-owner–approved funding mechanism that allows properties receiving a **special benefit** from parks and open space to collectively fund improvements and long-term maintenance.

How Is This Different from a Tax?

- It is **not a tax**
- It does **not** require a two-thirds vote
- It is approved by property owners through a **mailed ballot process**
- Funds may only be used for the **specific purposes described** in the assessment

What Would It Fund?

- Construction and improvement of park facilities
- Rehabilitation of existing park assets
- Long-term operation and maintenance of parks

How Much Would It Cost?

Assessment amounts are determined through an Engineer's Report and must be **proportional to the benefit received** by each parcel.

How Is It Approved?

Every affected property owner receives a ballot. If a **majority of the weighted ballots support** the assessment, it may be levied.

3. Sample Assessment Rate Scenarios (Illustrative Only)

Scenario	Annual Assessment per Parcel	Estimated Annual Revenue*
Low	\$50	\$150,000
Mid	\$75	\$225,000
High	\$100	\$300,000

*Actual revenue depends on parcel count and final apportionment method.

4. Committee Member Talking Points

- This is a **planning discussion**, not a commitment to levy an assessment
 - Any assessment requires **property-owner approval** under Proposition 218
 - Funds would be **legally restricted** to park and open-space purposes
 - The goal is a **stable, transparent funding source** for GHNP and other park assets
 - The process includes **public notice, hearings, and ballots**
-

5. Integration with Grants and Phased Construction

- A dedicated assessment improves competitiveness for state and federal park grants
 - Enables credible multi-year Capital Improvement Program (CIP) planning
 - Supports phased GHNP development aligned with available funding
 - Reduces reliance on one-time or uncertain revenue sources
-

6. Process Timeline (Estimated)

1. Board study session and policy direction

2. Preparation of Engineer's Report (3–5 months)
3. Resolution of Intention and public notice
4. Prop 218 hearing and ballot tabulation (45–60 days)
5. Board confirmation and implementation (if approved)

Estimated total duration: 8–12 months

7. Notes on Legal Compliance

- Governed by **Article XIII D** of the California Constitution (Proposition 218)
 - Requires demonstration of **special benefit** and **proportionality**
 - Subject to public noticing and hearing requirements
-

8. How the Voting and Adoption Process Works (Proposition 218)

This section explains **exactly how a special assessment is approved** and the protections provided to property owners.

Key Points

- Property owners vote — **not the Board**
- Votes are **weighted by the amount of the assessment** on each parcel
- If a **majority of weighted ballots oppose** the assessment, it **fails automatically**
- The Board **cannot override** the result

Step-by-Step Process

1. **Engineer's Report Prepared**
Defines benefits, costs, and how assessments are allocated.
2. **Resolution of Intention Adopted**
Starts the public process; does *not* approve the assessment.
3. **Ballots Mailed to Property Owners**
Each ballot shows the parcel's proposed assessment amount.
4. **Weighted Ballot Counting**
Ballots are weighted by assessment amount, not "one person, one vote."
5. **Public Hearing and Tabulation**
Ballots are counted publicly.
6. **Majority Protest Test**

- If **more than 50% of weighted ballots are NO**, the assessment **cannot be imposed**
- If **50% or more are YES**, the Board may adopt the assessment

This process represents one of the **strongest taxpayer protection frameworks** in California law.

How “Weighted” Voting Works Under Proposition 218

Short Answer

- **One ballot is sent per parcel**
- **The ballot is completed by the property owner of record**
- **Each ballot’s voting weight equals the dollar amount of the proposed assessment for that parcel**
- The assessment **passes only if YES ballots represent more than 50% of the total assessed dollars**
- If **NO ballots exceed 50% of the assessed dollars**, the assessment **fails automatically**

The Board **does not get discretion**.

Who Gets to Vote?

✓ Who votes

- **Property owners of record** (as shown on the County Assessor roll)
- **One ballot per parcel**
- If a parcel has **multiple owners**, they must coordinate and submit **one ballot** for that parcel

✗ Who does not vote

- Renters
 - Residents who do not own property
 - Businesses leasing property (unless they are the owner)
-

What Does “Weighted” Mean?

“Weighted” means votes are **counted by dollars, not by headcount.**

Each ballot’s influence equals the **annual assessment amount assigned to that parcel.**

Your Example: \$100 per Parcel per Year

If the Engineer’s Report determines:

- Every parcel receives the **same benefit**, and
- Every parcel is assessed **\$100 per year**

Then:

Each parcel’s ballot is weighted at \$100

All parcels have equal voting weight

In this specific case, **weighted voting and simple majority voting produce the same result.**

Concrete Example (Uniform \$100 Assessment)

Assume:

- **1,000 parcels**
- ***attach each parcel = \$100/year***
- **Total assessment roll = \$100,000**

Ballots returned:

- **520 parcels vote YES**
- **480 parcels vote NO**

Weighted totals:

- **YES = $520 \times \$100 = \$52,000$**
- **NO = $480 \times \$100 = \$48,000$**

Assessment passes (YES > 50%)

When Weighting Becomes Critical

Weighting matters when **assessment amounts differ**.

Example with Variable Assessments

Assume:

- 800 residential parcels @ \$100 = \$80,000
- 200 large parcels @ \$300 = \$60,000
- **Total assessment roll = \$140,000**

Ballots returned:

- 600 residential parcels vote **YES**
- 200 residential parcels vote **NO**
- 200 large parcels vote **NO**

Headcount result:

- YES votes = 600
- NO votes = 400
- ➔ Looks like it should pass by headcount

Weighted result:

- YES = $600 \times \$100 = \$60,000$
- NO = $(200 \times \$100) + (200 \times \$300) = \$20,000 + \$60,000 = \$80,000$

✗ Assessment fails because NO votes represent **57% of the assessed dollars**

This is why Prop 218 uses weighted voting:

👉 **No parcel can be outvoted by parcels paying less than their proportional share.**

What Sets the 51% Threshold?

It is **not**:

- 51% of ballots returned
- 51% of people
- 51% of registered voters

It is:

- **More than 50% of the total assessed dollar amount**, based on ballots returned

If **NO** ballots exceed 50% of assessed dollars, the assessment **must fail**.

What If Someone Doesn't Return a Ballot?

This is critical:

- **Not returning a ballot = YES by default**
- Only **returned NO ballots** count toward a majority protest

This is why agencies focus heavily on:

- Clear notice
 - Transparency
 - Making it easy to vote NO if someone objects
-

Can the Board Change the Rules After Seeing Results?

No.

- Assessment amount
- Method of apportionment
- Duration
- Boundaries

All of that is locked **before ballots are mailed** via the Engineer's Report and Resolution of Intention.

Bottom Line

“Each parcel gets one ballot. Each ballot is weighted by the dollar amount that parcel would pay.

If more than half of the assessed dollars vote no, the assessment fails — automatically.”

Frequently Asked Questions

Lands & Parks Assessment District (Informational Only)

1. Is the District raising taxes?

No.

The District is not proposing a tax increase. The Board is only learning about legally available funding tools.

2. What is the difference between a tax and an assessment?

A tax funds general government purposes and usually requires a two-thirds vote. A special assessment:

- Is not a tax
- Funds specific improvements
- Requires a direct property benefit
- Requires property-owner approval

3. Is the District already forming a Lands & Parks District?

No.

No assessment is being proposed or approved.

4. Would residents get to vote?

Yes.

Property owners receive mailed ballots. A majority protest stops the assessment.

5. How much would it cost me?

No amount has been proposed. Examples are **illustrative only**.

6. What would the money be used for?

Only park and open-space purposes defined in the assessment.

7. Why is the District looking at this?

Large park projects require grants and reliable local match funding.

8. Can the District maintain parks without an assessment?

Yes. This discussion concerns **future improvements and long-term planning.**

9. What happens next?

Information only. No ballots, rates, or boundaries are being proposed.

10. Where can I learn more?

Attend meetings, review posted materials, or contact District staff.

Bottom Line

No tax increase. No assessment proposal. No commitment.

This is an early, transparent discussion about how park projects are funded and what tools exist.

**Estimated Costs for Prop 218
Assessment District Work**

1) Engineer's Report (Assessment Engineering)

An Engineer's Report is required to define benefits, cost allocations, boundaries, and the assessment methodology in accordance with Proposition 218. It typically includes cost estimates, diagrams, benefit apportionment and compliance with constitutional requirements.

**Estimated Range for GHCS D (8–15 months of work):
\$40,000 – \$90,000+**

(Depends on complexity, number of parcels, benefit analysis and quality of existing data)

- Smaller/simple reports (few parcels, straightforward benefits) are near the low end
- Larger/more complex reports, including segmentation and multiple benefit tiers, are near the high end

These numbers reflect actual practice for assessment engineers on Prop 218 proceedings; final costs are tied to the level of detail required and iterative refinements.

2) Legal Fees (Prop 218 Process & Ballot Preparation)

Legal counsel is typically engaged to:

- Draft the **Resolution of Intention**
- Review Engineer's Report language
- Advise on notices, hearings and ballots
- Respond to procedural or protest questions

Estimated Range:

\$15,000 – \$45,000+

(Sometimes more if counsel is deeply engaged or there are complex questions of law/dispute)

This range covers standard counsel involvement before and through the public hearing and ballot process.

3) Ballot Mailing & Tabulation (Prop 218 Ballot Proceeding)

Prop 218 special assessment ballots are mailed to affected property owners with assessment amounts and ballot weights. Costs include:

- Printing & mailing (with assessor parcel details)
- Ballot tabulation and certification
- Notices and publications
- County collection administrative charges (per California Government Code / assessment proceedings)

Estimated Range:

\$10,000 – \$30,000+

This depends on:

- Number of parcels (mailing volume)
- Whether tabulation is done in-house or by a consultant
- Notices (published and mailed)

In many Prop 218 proceedings, these costs are rolled into the “incidental costs” that can be funded from the assessment itself. SSCSD recent Police Special Assessment = \$13,000 charged by the County for the election process and \$7,800 in legal fees.

4) Public Outreach Support

Public workshops, community handouts and direct mail or digital outreach can help reduce protest risk. This work is usually scoped separately from the core engineering report.

Estimated Range (Optional):
\$8,000 – \$25,000

This may include:

- Facilitation of public workshops
 - FAQ development & printing
 - Website updates or translation services
-

Summary—Typical Total Range (Pre-Assessment Implementation)

Component	Estimated Cost
Engineer’s Report	\$40,000 – \$90,000+
Legal Counsel	\$15,000 – \$45,000+
Ballot Mailing & Tabulation	\$10,000 – \$30,000+
Public Outreach (optional)	\$8,000 – \$25,000
Total (Typical)	≈ \$70,000 – \$190,000+

Note: Figures above are estimates only and should be refined with actual proposals from engineers, legal counsel, and mail services. They assume a typical assessment district size and reasonably straightforward benefit analysis.

Factors That Could Increase Costs

Larger geographic area or large parcel count
Complex benefit tiers or multiple rate zones
Extensive public outreach or community engagement plans
Consultant travel / in-person hearings
Significant revisions after initial report

Why These Costs Matter

These pre-levy costs are **allowed to be included in the assessment district's financing plan** and, if approved by property owners, can be funded through the assessment itself (incidental costs).

This means that **assessment revenue (if ever approved) can help recover these setup costs**, rather than burdening the District's general fund.

9. **NEW BUSINESS:**

Committee to hear/offer ideas (no discussions) for future agenda items.

10. ESTABLISHMENT OF NEXT STANDING COMMITTEE MEETING DATE:

Committee to establish next committee meeting date(s).

Proposed date(s): _____

11. ADJOURN STANDING COMMITTEE MEETING:

Motion _____, seconded _____