Santa Lucia Community Services District
REGULAR MEETING AGENDA
Wednesday, July 22, 2026
9:00 AM
Santa Lucia Preserve, Golf Club Library
19 Pronghorn Run, Carmel CA 93923

I. Call to Order.

II. Roll Call.

III. Public Comment Period

The public may address the District Board concerning any item not on the Board's agenda but within the subject matter jurisdiction of the Board or any item on the Consent Agenda. Speakers will be limited to three minutes unless otherwise specified by the President of the Board. There can be no deliberation or action on items not on the agenda. The Board may refer a matter to staff or schedule discussion for a future meeting.

IV. CONSENT AGENDA

The matters listed under the Consent Agenda will be acted upon by one motion affirming the action recommended. There will be no separate discussion on items unless members of the Board or staff request removal of the item for separate action.

a. Approval of minutes – Regular Meeting of April 27, 2026
b. Approval of minutes – Special Meeting of June 3, 2026
c. Approve Resolution 26-12: Ordering the Board Seat Election
d. Approve Resolution 26-13: Authorizing the General Manager to file Federal Tax documents for the Clean Energy Incentive
e. Approve Resolution 26-14: Approving the updated SSMP
f. Motion to adopt Ordinance No. 26-01: An Ordinance of the Santa Lucia Community Services District Prohibiting Municipal Water Supply for an External Sprinkler System for Wildfire Defense

V. Public Hearing Regarding Establishment of Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District and Levy of a Special Tax Therein

The public may address the District Board concerning this agenda item. Speakers will be limited to three minutes unless otherwise specified by the President of the Board.

VI.

a. Consider adoption of Resolution No. 26-08 [Establishment of Community Facilities District]
b. Consider adoption of Resolution No. 26-09 [Ordering Mail Ballot Election for Tax Measure]

VII. General Manager's Report

1. Security Report
2. Financial Report
    - 2026-27 Draft Budget

3. CEO/Preserve Board Liaison Update
4. Conservancy Update

VIII. Board Action

a. Consider adoption of Resolution No. 26-10: A Resolution Adopting a Final Budget for Fiscal Year 2026-2027. The budget for fiscal year 2026/2027 has been distributed to the Board for review. The Board will be invited to consider a proposed Resolution of the Board of Directors of the Santa Lucia Community Services District adopting the Budget for the District for Fiscal Year 2026/2027.
b. Consider adoption of Resolution No. 26-11: A Resolution Certifying Compliance with State Law with respect to Levying of General and Special Taxes, Assessments and Property-Related Fees and Charges. On an annual basis, the Monterey County Auditor-Controller's Office requests the District to confirm and certify the proper use of legal procedures in imposing taxes and assessments.
c. Consider adoption of Resolution No. 26-15: A Resolution of the Board of Directors of the Santa Lucia Community Services District declaring that no responsive bids were received in response to the solicitations made in Bid No. 26-01 for the purchase of one truck and authorizing the General Manager to enter into negotiations on the open market for the purchase.
d. Consider adoption of Resolution No. 26-16: A Resolution of the Board of Directors of the Santa Lucia Community Services District declaring that no responsive bids were received in response to the solicitations made in Bid No. 26-02 for the purchase of one Wheeled Excavator and authorizing the General Manager to enter into negotiations on the open market for the purchase.

IX. Citizen's Advisory Committee Comments

X. Adjournment

This Notice was posted 72 hours in advance of this Board Meeting. This notice was posted on the community bulletin board at the Santa Lucia Preserve Company Offices, New Corporation Yard and at the Santa Lucia Preserve Gatehouse.

Members of the public may attend this meeting by utilizing the Zoom meeting information below.

Additional Teleconference Location(s):

Director Boitano
86 Chamisal Pass
Carmel, CA 93923

Director Peat
2 Vista Cielo
Carmel, CA 93923

Director Whitfield
31 Pronghorn Run
Carmel, CA 93923

Director Thorme
3 San Clemente Trail
Carmel, CA 93923

Director Eastman
21 Vasquez Trail
Carmel, CA 93923

Topic: SLCSD Board Meeting/Public Hearing Roads
Time: Jul 22, 2026 09:00 AM Pacific Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/82133889826?pwd=mtuf7O06ma9RbRrHYmafoHHaHavowI.1

Meeting ID: 821 3388 9826
Passcode: 319600

One tap mobile
+16694449171,,82133889826#,,,,*319600# US
+16699006833,,82133889826#,,,,*319600# US (San Jose)

Join by SIP
• 82133889826@zoomcrc.com

Join instructions
https://us02web.zoom.us/meetings/82133889826/invitations?signature=TJL92uDvXMD0fvOcnGQdqqekElJLETKbBm3gBTo20QA

SPECIAL NOTICES TO PUBLIC
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact District General Manager Shaw Pick at 831.620.6791 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT

The regular meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at the Santa Lucia Preserve Golf Club, Golf Club Library, 19 Pronghorn Run, Carmel, California, at 9:00 A.M. on Monday, April 27, 2026.

Call to Order. The meeting was called to order at 9:01 A.M. by Board President Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO, Jack PEAT, Cary WHITFIELD, Melissa THORME, and Ron EASTMAN. Also present were Carl SCHACHTER, Advisory Member; Shaw PICK, District General Manager; Aimee DAHLE, District Executive Assistant; Emily AIKEN, Fire and Fuels Management Specialist; Nick SANTY, Preserve Company CFO; Karen BAXTER, Preserve Company CEO; Phil PENKO, Director of Security; Aaron DULA; Public Works Director; Kevin KAMNIKAR, Preserve Company Director of Emergency Preparedness; and Scott SMYTHE, member of the public.

Joining the meeting by ZOOM were: Brian PIERIK, Legal Counsel for the District; and John SHUPE, Advisory Member.

Public Comment. No public comments were received.

Public Hearing Regarding Brush Management & Fire Safety Infrastructure Fee. Board President BOITANO opened the public hearing and invited comments regarding the proposed renewal of the Brush Management & Fire Safety Infrastructure Fee. No comments were received. Upon motion made by Director EASTMAN and seconded by Director WHITFIELD, the Board unanimously closed the public comment portion of the hearing and directed Ms. DAHLE to begin tabulating the mailed ballots. While the ballots were counted, the Board proceeded with the remaining agenda items.

Approval of Minutes. The Board reviewed the minutes of the regular meeting of January 20, 2026, and the special meeting of March 11, 2026. Corrections included revising Director EASTMAN's attendance status in the January minutes and confirming the accuracy of the auditor's terminology distinguishing the Governmental Accounting Standards Board (GASB) from generally accepted accounting principles (GAAP). Upon motion made by Director PEAT and seconded by Director THORME, the minutes were unanimously approved as amended.

General Manager's Report.

2026 LAFCO Ballot. District Counsel PIERIK explained that the General Manager had submitted the District's ballot for a candidate for a position on the Local Agency Formation Commission of Monterey County (LAFCO) under the mistaken belief that he had authority to cast the ballot without prior Board action. Counsel advised that the Board had taken no action outside a public meeting and therefore no Brown Act violation occurred. Counsel further recommended that future LAFCO ballots be presented to the Board for action.

Upon motion and second, the Board unanimously authorized the General Manager to send a letter to LAFCO stating that the ballot cast in 2026 did not have Board approval and was submitted based upon the General Manager's mistaken understanding of his authority. The Board then, upon motion made by Director THORME and seconded, unanimously authorized District Counsel to send a letter to Bill Lipe advising that the Board took no action regarding the ballot and that there was no Brown Act violation or need to cure or correct any Board action.

Business Matters.

Financial Report. Mr. SANTY presented the quarterly financial report and reported that working capital was approximately $350,000 higher than the prior year and unrestricted net position had improved by approximately $340,000. The operating surplus through February was approximately $220,000 ahead of budget and improved to approximately $285,000 through March, although timing differences were expected to reduce the final variance. Mr. PICK stated that the District was cautiously optimistic it would conclude Fiscal Year 2025-2026 without the deficit projected in the adopted budget. The Board discussed the timing of the solar project invoice, increased diesel costs, seasonal mowing expenditures, communications savings following the gate pedestal and Starlink upgrades.

Security Report. Mr. PENKO presented the quarterly security report discussing staffing changes and the planned integration of Gatehouse and Security operations into a cross-trained team. Staff reported that the restructuring is intended to improve coverage, reduce overtime and double-time costs, and allow personnel to serve in both gatehouse and patrol functions. The Board also discussed contractor access, trespassing and bicycle enforcement, resident follow-up after reported incidents, and potential future installation of discreet, cellular-enabled cameras at roadway intersections to improve situational awareness without monitoring residences. Staff reported that required trespassing signage was being prepared for installation along the perimeter, with an initial focus on Robinson Canyon.

Introduction of Ordinance No. 26-01 Mr. PICK presented proposed Ordinance No. 26-01, which would prohibit exterior wildfire defense sprinkler systems from being connected to the District's municipal water supply. Staff explained that some systems may use 150 to 200 gallons per minute and that simultaneous activation by multiple property owners could rapidly reduce the District's approximately two million gallons of stored potable water, impair system pressure, and jeopardize fire flow needed by responding fire agencies. The proposed ordinance would not prohibit private wildfire sprinkler systems supplied by a swimming pool, cistern, or independent storage tank.

The Board discussed enforcement, existing homes, emergency shutoff authority, liability, alternative water sources, public education, and whether the proposed penalties were sufficient. The Board directed District Counsel to research whether penalties could lawfully be increased from $100, $200, and $500 to $1,000, $2,000, and $5,000 for successive violations, noting that each day could constitute a separate violation. Counsel recommended proceeding with introduction of the ordinance while researching amendments before final adoption.

At the request of the Board, District Counsel read the title of Ordinance No. 26-01: "An Ordinance of the Santa Lucia Community Services District Prohibiting Municipal Water Supply for an External Sprinkler System for Wildfire Defense." Upon motion made by Director THORME and seconded by Director PEAT, the Board unanimously waived further reading, introduced Ordinance No. 26-01, and authorized the General Manager to publish a summary of the ordinance.

<u>2025 Annual Water Report.</u> Aaron DULA presented the 2025 Annual Water Report and responded to questions concerning water quality, rainfall, groundwater recharge, well production, water storage, golf course irrigation, and evaporation-control measures. Staff reported approximately 42 inches of rainfall, full ponds, and groundwater recharge levels comparable to the strongest recent years. Based on forward-looking drought assumptions, staff believed the system could withstand the temporary loss of a major well while retaining time to develop additional supply, if necessary. The Board discussed possible proactive PFAS testing and directed staff to obtain a non-regulatory blended sample from a storage tank. Staff later reported that the local certified laboratory charges approximately $390 per source sample; the Board favored beginning with a representative blended sample rather than testing every well. No formal action was taken.

<u>Road Election Update.</u> Mr. PICK reviewed the schedule for the proposed Road Quality Financing District election. A special intent hearing was tentatively scheduled for June 3, 2026, allowing the subsequent required hearing to occur at the July regular meeting before a November 3, 2026 election. Staff is developing a community presentation and video illustrating road conditions, preventive maintenance, rehabilitation needs, and the proposed 15-year capital program. Mr. PICK reported that the updated road study reduced the anticipated project scope and cost by approximately one-half from earlier estimates. The Board discussed prioritizing vulnerable road segments before they deteriorate to

the point of full reconstruction and the importance of sustained community outreach. No formal action was taken.

Conservancy Report. Mr. SMYTHE presented the Conservancy update addressed staffing stability, the endowment, community outreach and educational programming, participation in the Big Day of Giving, and opportunities to increase engagement with residents and the broader Carmel Valley community. Discussion included the Conservancy's Carmel Valley Road facility, potential future development of an on-Preserve learning or visitor center, acquisition of property near White Rock, and fundraising for a bridge across San Jose Creek to improve emergency and land-management access.

CEO/Preserve Board Liaison Update. Mr. WHITFIELD provided general updates regarding organizational staffing, leadership recruitment, community operations, and coordination among the District, Preserve Company, clubs, and Conservancy.

Citizen's Advisory Committee Comments. None.

Meeting Date Approval. The Board confirmed a special meeting for the Road Election Intent Hearing at 9:00 A.M. on June 3, 2026. The Board also discussed moving the July 21, 2026 regular meeting to July 22, 2026. District Counsel advised that the regular meeting schedule must first be formally amended at a properly noticed meeting. Staff was directed to place the schedule change on the June 3, 2026 agenda. The October 20, 2026 meeting remained unchanged.

Public Hearing Matter Continued. Ms. DAHLE reported that 153 ballots were returned in the election regarding the Brush Management & Fire Safety Infrastructure Fee. Of the ballots returned, 124 were cast in favor and 29 were cast in opposition, resulting in 81% support among returned ballots and approximately 48% participation among eligible parcels. Staff noted that this represented the highest number of returned ballots and the highest percentage of support among the District's three most recent fee elections. The Board discussed communicating the results to the community and thanked property owners for their participation and continued support of the District's fire and brush management program.

The Board then considered Resolution No. 26-04, entitled "A Resolution of the Board of Directors of the Santa Lucia Community Services District Certifying Election Results and Imposing the Brush Management & Fire Safety Infrastructure Fee." Upon motion made by Director PEAT and seconded by Director THORME, Resolution No. 26-04 was unanimously adopted.

Adjournment.

With no further business being brought before the Board, upon motion made by Director WHITFIELD and seconded by Director PEAT, the meeting was unanimously adjourned at 10:32 A.M.

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Mark BOITANO, Chair

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Shaw PICK, Secretary

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT
JUNE 3, 2026

The special meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at Forrest Park Corporation Yard, at the Santa Lucia Preserve, 121 Rancho San Carlos Road Building A, Carmel, California, at 10:00 A.M. on Wednesday, June 3, 2026.

Call to Order. The meeting was called to order at 9:02 a.m. by President Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO, Jack PEAT, Melissa THORME, Cary WHITFIELD, and Ron EASTMAN. Also present was Shaw PICK, District General Manager; Nick SANTY, Preserve Company CFO; Karen BAXTER, Preserve Company CEO; Phil PENKO, Director of Security; and Aaron DULA; Public Works Director.

Joining via ZOOM: Carl SCHACHTER, Advisor; Aimee DAHLE, District Executive Assistant; Brian PIERIK, District Counsel; Emily AIKEN, Fire and Fuels Management Specialist (Joining at 9:07 A.M.); and Mark MANDELL, District Municipal Counsel (leaving at 9:19 A.M.).

Public Comment. None.

Approval of Minutes. None.

Local Goals and Policies for Community Facilities Districts.

District Counsel Mark MANDELL presented Resolution No. 26-05, explaining that adoption of the Local Goals and Policies was the first statutory step required to establish the proposed Road Quality Community Facilities District under the Mello-Roos Community Facilities Act. Counsel reviewed the purpose of the amendments, public noticing requirements, protest procedures, tax allocation methodology, annual adjustment provisions, and election timeline. The Board discussed parcel allocations, treatment of Conservancy-owned parcels, and several minor revisions to the resolution before adoption. Upon motion by Director THORME and second by Director PEAT, the Board unanimously adopted Resolution No. 26-05 as amended.

Establish Community Facilities District No. 2 (Road Quality)

District Counsel Mark MANDELL reviewed the Resolution of Intention establishing the framework for the proposed Road Quality Community Facilities District. Discussion included the public hearing process, mailed notices, written protests, election procedures, the proposed fifteen-year financing period, annual tax adjustments, and continued community outreach prior to the November election. Staff emphasized transparent communication with property owners throughout the process.

Upon motion by Director THORME and second by Director EASTMAN, the Board unanimously adopted Resolution No. 26-06.

CAL FIRE Grant Application

Ms. AIKEN presented a request for authorization to apply for approximately $700,000 in CAL FIRE grant funding to expand the District's mastication program. The grant would fund an additional remote-operated masticator and a dedicated operator while complementing the District's planned purchase of a multifunction excavator to support roadside vegetation management, drainage maintenance, storm response, and fuels reduction. The Board discussed equipment capabilities, long-term maintenance needs, opportunities for cost recovery through private-property work, and the Preserve's strong competitiveness for grant funding due to its Fire Risk Reduction Community designation and partnerships with CAL FIRE. Upon motion Director THORME and second by Director WHITFIELD, Resolution No. 26-07 was unanimously adopted.

General Managers Report.

Mr. PICK presented a preliminary overview of the proposed FY 2026–2027 budget. Discussion focused on administrative cost allocations, SDRMA insurance estimates, fuel costs, reserve projections, and the District's five-year financial plan. Staff reported that the current fiscal year is expected to conclude slightly under budget, while the proposed budget reflects temporary cost pressures that may slow, but not derail, long-term reserve goals outlined in the 5-Year Plan. Additional discussion addressed labor rate adjustments, staffing changes, Gatehouse and Security integration, overnight staffing, and operational efficiencies. No formal action was taken; staff will return with the finalized budget for Board consideration at the July 22nd regular board meeting.

July Meeting Date

After discussion on future meeting dates, Director PEAT made a motion to formally move the July 21, 2026 meeting to July 22, 2026 (location and time to remain the same). A second was made by Director WHITFIELD with the Board unanimously adopting the new meeting date.

Citizen's Advisory Committee Comments. None.

Adjournment. There being no further business to come before the Board, upon motion and second (THORME/PEAT), roll call, and a unanimous vote, the meeting was adjourned at 10:38 A.M.

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Mark BOITANO, Chair

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Shaw PICK, Secretary

Before the Board of Directors of

Santa Lucia Community Services District

***Resolution No.* 26-12**

Resolution No. 26-12 }
A Resolution of the Board of Directors }
of the Santa Lucia Community Services }
District Ordering an election, requesting }
The County Elections Department to }
conduct the election, and requesting }
consolidation of the election }

WHEREAS, pursuant to Elections Code Section 10002, the governing body of any city or district may by resolution request the Board of Supervisors of the county to permit the county elections official to render specified services to the city or district relating to the conduct of an election; and

WHEREAS, the resolution of the governing body of the city or district shall specify the services requested; and

WHEREAS, pursuant to Elections Code Section 10002, the city or district shall reimburse the county in full for the services performed upon presentation of a bill to the city or district; and

WHEREAS, pursuant to Elections Code Section 10400, whenever two or more elections, including bond elections, of any legislative or congressional district, public district, city, county, or other political subdivision are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the governing body or bodies or officer or officers calling the elections; and

WHEREAS, pursuant to Elections Code Section 10400, such election for cities and special districts may be either completely or partially consolidated; and

WHEREAS, pursuant to Elections Code Section 10403, whenever an election called by a district, city or other political subdivision for the submission of any question, proposition, or office to be filled is to be consolidated with a statewide election, and the question, proposition, or office to be filled is to appear upon the same ballot as that provided for that statewide election, the district, city or other political subdivision shall, at least 88 days prior to the date of the election, file with the board of supervisors, and a copy with the elections official, a resolution of its governing board requesting the consolidation, and setting forth the exact form of any question, proposition, or office to be voted upon at the election, as it is to appear on the ballot. Upon such request, the Board of Supervisors may order the consolidation; and

WHEREAS, pursuant to Elections Code 13307, whenever an election called by a district, city, or other political subdivision has offices to be filled, it is required to fix and determine the number of words that a candidate may submit on the candidate's statement to be either 200 or 400 words and to determine if the candidate and or the political subdivision will pay the costs of the statement; and

WHEREAS, Elections Code Section 15651 requires the city or district to determine the means and manner in which a tie vote is to be resolved in the event that two or more persons receive an equal number of votes and the highest number of votes ("tie votes") for an office to be voted upon; and

WHEREAS, the resolution requesting the consolidation shall be adopted and filed at the same time as the adoption of the ordinance, resolution, or order calling the election; and

WHEREAS, various district, county, state and other political subdivision elections may be or have been called to be held on November 3, 2026;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED THAT THE governing body of the

SANTA LUCIA COMMUNITY SERVICES DISTRICT

hereby orders an election be called and consolidated with any and all elections also called to be held on November 3, 2026 insofar as said elections are to be held in the same territory or in territory that is in part the same as the territory of the Santa Lucia Preserve requests the Santa Lucia Community Services District Board of Supervisors of the County of Monterey to order such consolidation under Elections Code Section 10401 and 10403.

BE IT FURTHER RESOLVED AND ORDERED that said governing body hereby requests the Board of Supervisors to permit the Monterey County Elections Department to provide any and all services necessary for conducting the election and agrees to pay for said services, and

BE IT FURTHER RESOLVED AND ORDERED that the Monterey County Elections Department conduct the election for the purpose of electing two (2) Members to this Governing Board on the November 3, 2026 ballot:

SEATS OPEN	OFFICE	TERM	DIST/DIV (if applicable)
Mark Boitano	Board Member	4 years	SLCSD
Cary Whitfield	Board Member	4 years	SLCSD

BE IT FURTHER RESOLVED AND ORDERED that pursuant to Election Code Section 13307 the Santa Lucia Community Services District has resolved that all costs of the Candidate's statement be paid by the District and that no candidate may submit a statement of over 200 words.

BE IT FURTHER RESOLVED AND ORDERED that tie votes shall be determined by lot.

PASSED AND ADOPTED by the Santa Lucia Community Services District on this 22nd day of July, 2026, upon motion of Director ___________________ and seconded by Director ___________________ and carried by the following vote, to wit:

AYES:

NOES:

ABSENT OR ABSTAINING:

____
MARK BOITANO, President

Attest: ______________________________________ Dated: July 22, 2026
SHAW PICK, Secretary

RESOLUTION NO. 26-13

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT AUTHORIZING THE GENERAL MANAGER TO EXECUTE FEDERAL TAX DOCUMENTS, ELECTIONS, CERTIFICATIONS, AND RELATED FILINGS NECESSARY TO OBTAIN FEDERAL CLEAN ENERGY INCENTIVES

WHEREAS,

The Santa Lucia Community Services District ("District") has constructed and placed into service certain qualifying clean energy improvements, including a solar photovoltaic system; and

WHEREAS,

The District is eligible to seek federal financial incentives available to applicable tax-exempt governmental entities under the Internal Revenue Code, including but not limited to elective payment ("Direct Pay") provisions established by federal law; and

WHEREAS,

The Internal Revenue Service and the United States Department of the Treasury require the execution of applications, registrations, elections, tax forms, certifications, representations, affidavits, and related documentation in connection with such incentives; and

WHEREAS,

The Board of Directors finds that authorizing the General Manager to execute such documents is in the best interests of the District and will facilitate the efficient administration of federal incentive programs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Santa Lucia Community Services District as follows:

Section 1. Authorization.

The General Manager is hereby authorized to execute and submit, on behalf of the District, all federal tax documents, registrations, elections, certifications, affidavits, declarations, applications, forms, and related documents that are necessary or advisable to obtain, administer, receive, or maintain any federal clean energy tax incentives or elective payment ("Direct Pay") benefits available to the District under the Internal Revenue Code.

Section 2. Scope of Authority.

This authorization includes, but is not limited to:

- Completing and signing Internal Revenue Service forms and schedules;
- Completing pre-filing registrations required by the Internal Revenue Service;
- Making elections under the Internal Revenue Code;
- Executing declarations under penalty of perjury where required by federal law;
- Responding to requests for additional information from federal agencies;
- Providing certifications regarding project costs, ownership, placed-in-service dates, labor compliance, domestic content, or other eligibility requirements;
- Executing amendments, corrections, supplemental filings, and other documents reasonably necessary to complete or maintain any application or claim for federal clean energy incentives.

Section 3. Delegation.

The General Manager may designate appropriate District employees, legal counsel, certified public accountants, engineers, consultants, or other authorized representatives to assist in the preparation of such filings; provided, however, that any document requiring execution on behalf of the District shall be signed by the General Manager or another officer specifically authorized by the Board.

Section 4. Ratification.

All actions previously taken by the General Manager or authorized District representatives in furtherance of obtaining federal clean energy incentives for District-owned projects are hereby ratified and confirmed.

Section 5. Effective Date.

This Resolution shall become effective immediately upon its adoption and shall remain in effect until amended or rescinded by the Board of Directors.

PASSED, APPROVED, AND ADOPTED this ___ day of __________, 2026, by the Board of Directors of the Santa Lucia Community Services District.

AYES:

NOES:

ABSENT:

ABSTAIN:

President, Board of Directors

Santa Lucia Community Services District

ATTEST:

Secretary of the Board

Mark Boitano, Board President Shaw S. Pick, Board Secretary

RESOLUTION NO. 26-14

SANTA LUCIA COMMUNITY SERVICES DISTRICT
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT APPROVING THE UPDATED SEWER SYSTEM MANAGEMENT PLAN (SSMP) AND AUTHORIZING THE GENERAL MANAGER TO CERTIFY AND SUBMIT THE PLAN AND RELATED DOCUMENTS TO THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD

WHEREAS, the Santa Lucia Community Services District ("District") owns and operates a public sanitary sewer collection system serving customers within the District's service area; and

WHEREAS, the California State Water Resources Control Board has adopted the Statewide Sanitary Sewer Systems General Order (Water Quality Order No. WQ 2022-0103-DWQ), which requires public agencies owning or operating sanitary sewer collection systems to develop, implement, maintain, periodically audit, and update a Sewer System Management Plan ("SSMP"); and

WHEREAS, the General Order requires the governing body of each enrolled public agency to approve each updated SSMP prior to certification and submittal through the California Integrated Water Quality System ("CIWQS"); and

WHEREAS, District staff have reviewed and updated the District's Sewer System Management Plan to ensure continued compliance with applicable regulatory requirements and to reflect current operational practices, maintenance procedures, emergency response protocols, capital improvement planning, and management responsibilities; and

WHEREAS, the Board of Directors has reviewed the updated Sewer System Management Plan and finds that it satisfies the objectives of the Statewide General Order and promotes the protection of public health, safety, water quality, and the environment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Santa Lucia Community Services District as follows:

Section 1. Approval of Sewer System Management Plan

The Board hereby approves and adopts the updated Sewer System Management Plan (SSMP), dated February 18th, 2026 as the official Sewer System Management Plan of the Santa Lucia Community Services District.

Section 2. Authorization to Certify and Submit

The General Manager, or the General Manager's authorized designee acting as the District's Legally Responsible Official under the State Water Resources Control Board's reporting requirements, is hereby authorized and directed to:

1. Certify and electronically submit the approved Sewer System Management Plan through the California Integrated Water Quality System (CIWQS);
2. Submit any required amendments, certifications, internal audit reports, supporting documentation, and related regulatory filings required under the Statewide Sanitary Sewer Systems General Order;
3. Execute and submit all documents necessary to maintain the District's compliance with applicable State Water Resources Control Board regulations governing sanitary sewer systems; and
4. Make non-substantive administrative revisions to the SSMP as necessary to reflect changes in personnel, contact information, organizational structure, regulatory references, maps, forms, or other administrative information that do not materially alter District policy or operational practices.

Section 3. Future Updates

The General Manager shall periodically review the Sewer System Management Plan and present future substantive updates to the Board of Directors for approval in accordance with the requirements of the State Water Resources Control Board.

Section 4. Effective Date

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Directors of the Santa Lucia Community Services District at a regular meeting held on July 22nd, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

____

President, Board of Directors

Santa Lucia Community Services District

ATTEST:

____

Secretary of the Board

Mark Boitano, Board President

Shaw S. Pick, Board Secretary

Santa Lucia Community Services District
Sanitary Sewer Management Plan (SSMP)
Executive Summary Memorandum

Prepared by: AquaVeritas Consulting
June 2026

Project Overview

AquaVeritas Consulting completed an update of the Sewer System Management Plan (SSMP) for the Santa Lucia Community Services District (District) to align the document with State Water Resources Control Board Order No. 2022-0103-DWQ and current District operational practices.

The update included review of the District's existing SSMP, the January 2026 internal SSMP audit, operational procedures, organizational structure, spill response procedures, maintenance practices, and regulatory reporting requirements.

Internal Audit Findings Addressed

The SSMP update incorporated recommendations identified during the District's January 2026 internal audit, including:

- Organizational and staffing updates
- Spill Emergency Response Plan (SERP) integration
- Enhanced maintenance documentation and tracking
- Monitoring and performance measurement provisions
- Audit and corrective action tracking procedures
- Updated regulatory references and reporting requirements

Summary of SSMP Updates

Major revisions completed as part of this update include:

- Reorganization of the SSMP to align with Order No. 2022-0103-DWQ
- Updated organizational structure and reporting responsibilities
- Updated overflow emergency response references
- Revised monitoring and performance measurement procedures
- Updated audit frequency and corrective action tracking provisions
- Enhanced operations and maintenance program documentation
- Updated appendices, organizational chart, and supporting references

Regulatory Compliance Posture

Based on the review completed, the District's wastewater collection system management practices are substantially aligned with the requirements of Order No. 2022-0103-DWQ.

The updated SSMP provides a current framework for documenting compliance activities, maintenance practices, spill response procedures, performance monitoring, and periodic audits.

Operational and Capital Improvements

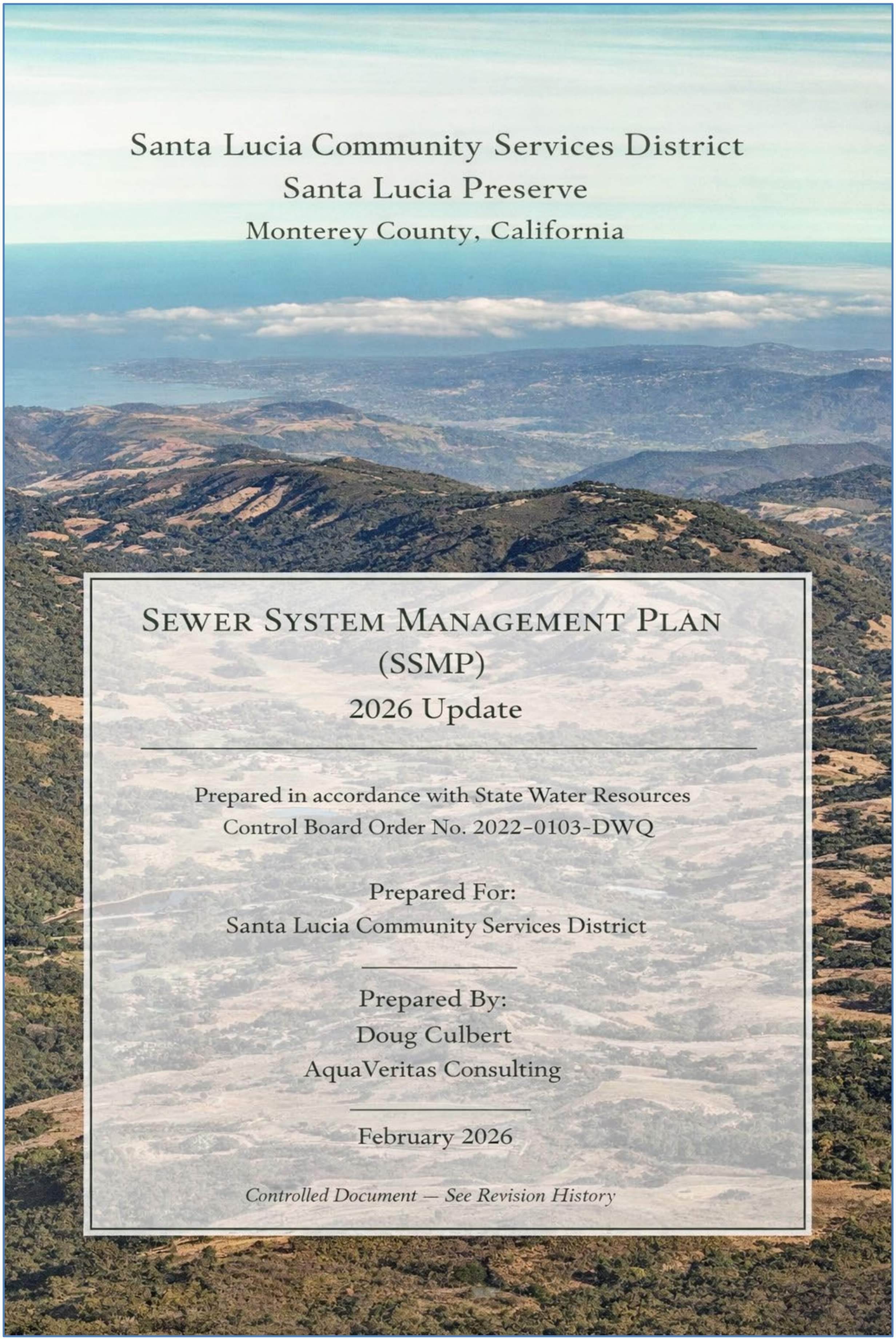
The review did not identify any regulatory deficiencies requiring immediate operational changes or capital improvement projects.

The District's existing operational practices, maintenance activities, and management structure provide an appropriate basis for continued compliance with the Order. Future system improvements, mapping updates, or administrative refinements may be implemented at the District's discretion as part of normal operations and capital planning activities.

While several District-specific items were identified during the review process, including inventory verification, mapping updates, terminology preferences, and administrative refinements, these items do not affect the regulatory completeness of the SSMP and may be addressed by the District through future document updates, operational procedures, or routine administrative actions.

Conclusion

The updated SSMP is suitable for District adoption, regulatory review, and long-term program implementation. Remaining revisions identified during District review are administrative or operational preferences and do not affect the regulatory completeness of the document.



Santa Lucia Community Services District

Santa Lucia Preserve

Monterey County, California

SEWER SYSTEM MANAGEMENT PLAN (SSMP)

2026 Update

Prepared in accordance with State Water Resources Control Board Order No. 2022-0103-DWQ

Prepared For:
Santa Lucia Community Services District

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Controlled Document — See Revision History

TABLE OF CONTENTS

ABBREVIATIONS / ACRONYMS

CCTV	Closed Circuit Television
CIP	Capital Improvement Plan
CIWQS	California Integrated Water Quality System
FOG	Fats, Oils and Grease
GPD	Gallons per Day
GWDR	General Waste Discharge Requirements
I&I	Inflow & Infiltration
LAFCo	Local Agency Formation Commission
MBR	Membrane Biological Reactor
MRP	Monitoring and Reporting Plan
OES	Office of Emergency Services
PLSD	Private Lateral Sewage Discharge
RWQCB	Regional Water Quality Control Board for Central Coast Region
SCADA	Supervisory Control and Data Acquisition
SERP	Spill Emergency Response Plan
SLC	Santa Lucia Conservancy
SLCSD	Santa Lucia Community Services District
SLP	Santa Lucia Preserve
SSMP	Sanitary Sewer Management Plan
SSO	Sanitary Sewer Overflow (Sewer Spill)
SWRCB	State Water Resources Control Board
WWTP	Wastewater Treatment Plant

Introduction

This Sewer System Management Plan (SSMP) has been prepared by the Santa Lucia Community Services District (SLCSD or District) in accordance with State Water Resources Control Board (SWRCB) Order No. 2022-0103-DWQ. The SSMP establishes a structured program for the proper management, operation, maintenance, and improvement of the District's wastewater collection system.

The District operates a wastewater collection and treatment system serving the Santa Lucia Preserve community in Monterey County, California. The system consists of gravity pipelines, force mains, lift stations, and a membrane biological reactor (MBR) wastewater treatment facility. Wastewater flows are conveyed through a distributed lift station network due to the Preserve's topography.

The purpose of this SSMP is to reduce the risk of sewer spills, protect public health and the environment, and ensure ongoing compliance with applicable regulatory requirements. This document reflects current operational practices and incorporates updates necessary to align with the requirements of the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (GWDR).

This SSMP applies to all publicly owned collection system components, including gravity pipelines, manholes, lift stations, and associated appurtenances.

Effective management of a wastewater collection system as defined in the GWDR includes:

1. Maintaining or improving the condition of the collection system infrastructure to provide reliable service into the future.
2. Cost-effectively minimizing infiltration/inflow (I/I) and providing adequate sewer capacity to accommodate storm flows; and
3. Minimizing the number and impact of sanitary sewer overflows (SSOs) that occur. To achieve the above goals each wastewater collection system agency is required to develop and implement an SSMP

This document contains the required SSMP elements, as outlined in the Statewide GWDR, which are as follows:

1. Collection system management goals
2. Organization of personnel, including the chain of command and communications
3. Legal authority for permitting flows into the system, inflow/infiltration control as well as enforcement of proper design, installation, and testing standards, and inspection requirements for new and rehabilitated sewers
4. Operations and maintenance activities to maintain the wastewater collection system
5. Design and performance provisions
6. Overflow emergency response plan
7. Fats, oils, and grease (FOG) control program
8. System evaluation and capacity assurance program
9. Monitoring, measurement, and modifications plan for SSMP program effectiveness
10. Periodic internal SSMP audits
11. SSMP communication program

The tabs follow the order required in GWDR.

This introductory section has been added to introduce the need for the SSMP, and provide a list of abbreviations used and a glossary of terms. A link to a copy of the final GWDR adopted by the State is available here:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2022/wqo_2022-0103-dwq.pdf. This information and the website link provide handy references for anyone who may wish to refer to the specific terminology and requirements of the Statewide General Waste Discharge Requirements.

While not listed in the required SSMP elements, the first requirement of the GWDR is to develop a plan and schedule for completing the requirements of the GWDR. The schedule must consider the size of the agency's sewage collection system since due dates are based on the size of the agency's sewage collection system. The plan and schedule should note those milestones and the persons responsible for completing them.

It should also be noted that the goals and organization sections were combined into one section. Additionally, extra tabs were included under the Operations and Maintenance Program tab. Additional tabs were inserted for:

a) Collection System map
b) Preventive Operations and Maintenance
c) Rehabilitation and Replacement Plan
d) Training
e) Contingency Equipment and Replacement Inventories

Each section begins by listing the specific minimum SSMP requirements. These requirements ARE indicated as bold text in gray boxes in each section of this document. Where there may be required sub-elements, the minimum SSMP requirements are included in the section of the material covers that sub-element.

Section 1 – Collection System Management Goals

1A. Regulatory Requirement

Order No. 2022-0103-DWQ requires each enrolled wastewater collection system agency to develop and implement a Sewer System Management Plan (SSMP)that establishes management goals and identifies the measures necessary to properly manage, operate, and maintain the sanitary sewer system. The SSMP must address the required elements identified in the Order and demonstrate ongoing compliance.

1B. Introduction

The District has established management goals intended to guide the operation, maintenance, and long-term improvement of its wastewater collection system. These goals are designed to support regulatory compliance, system reliability, and protection of public health and the environment.

1C. SSMP Audit and Update Requirements

In accordance with Order No. 2022-0103-DWQ, the District shall conduct a comprehensive audit of this SSMP at least once every three (3) years. The audit shall evaluate the effectiveness of the SSMP and identify any necessary updates.

The SSMP shall be updated as needed based on the results of the audit, changes in regulatory requirements, significant modifications to the collection system, organizational changes, or following sewer spills that indicate a need for procedural or operational revisions.

Updates shall be approved by the District Board of Directors and certified as required by the State Water Board.

The revisions incorporated into this SSMP were informed by the District's January 2026 internal SSMP audit, including recommendations related to organizational updates, spill response integration, maintenance documentation, monitoring practices, and program effectiveness tracking.

The SLCSD General Manager or designee shall be responsible for coordinating the audit process and presenting updates to the Board of Directors for approval.

1D. SSMP Goals

The goals of this SSMP are to:

1. Properly manage, operate, and maintain all components of the District's wastewater collection system.
2. Maintain adequate hydraulic capacity to convey peak dry-weather and wet-weather flows.
3. Minimize the frequency, volume, and impact of sewer spills.
4. Respond promptly and effectively to any sewer spill to protect public health and the environment.
5. Comply with all applicable reporting, notification, and regulatory requirements.
6. Identify potential sources of infiltration and inflow (I&I).
7. Implement risk-based inspection, maintenance, and rehabilitation practices.
8. Maintain accurate system mapping, records, and documentation.
9. Promote public and employee safety in all collection system activities.

1E. Santa Lucia Community Services District Goals

In addition to the management goals identified above, the SLCSD has established the following operational objectives specific to its system:

1. Maintain continuous and reliable conveyance of wastewater to the treatment plant.
2. Provide timely inspection and oversight of new sewer connections to ensure proper construction and compliance with District standards.
3. Maintain readiness to respond rapidly to blockages, equipment failures, or other system issues.
4. Maintain lift stations, emergency power connections, and critical equipment in proper working order.
5. Identify (I&I) sources, with emphasis on wet-weather conditions.
6. Prioritize repair of significant structural or operational deficiencies.
7. Maintain accurate as-built mapping, asset records, and operational documentation.
8. Promote public safety, environmental protection, and employee safety in all collection system activities.

Section 2 – Organization

2A. Regulatory Requirement

Order No. 2022-0103-DWQ requires the District to identify the individuals responsible for implementing and overseeing the SSMP. The SSMP must clearly define lines of authority, communication, and reporting responsibilities to ensure effective management of the wastewater collection system and compliance with regulatory requirements.

2B. Introduction

The intent of this section of the SSMP is to identify District Staff who are responsible for implementing this SSMP, responding to SSO events, and meeting the SSO reporting requirements. This section also includes the designation of the Authorized Representative to meet SWRCB requirements for completing and certifying spill reports.

2C. Organization and Staffing

SLCSD maintains staff qualified to operate and maintain the wastewater collection and treatment systems serving the Santa Lucia Preserve. Current staff positions and responsibilities related to wastewater operations are summarized below.

Position	Name	Certification

General Manager	Shaw Pick	
Director of Public Works	Aaron Dula	WW-2, T3, D2
Deputy Director of Public Works / Chief Plant Operator / Legally Responsible Official (LRO)	Kevin Siring	WW-3, T3, D2, CSM-1
Water Systems Operator II	Cameron Maye	WW-2, CSM-2, T2, D2
Water Systems Operator I	Oscar Lavato	WW-1
Water Technician 1	Edgar Maldonado	WW-1
Water Technician 1	Jack Ingham	WW-1

The District maintains a defined organizational structure to support operation of the wastewater collection and treatment systems and implementation of this SSMP.

Wastewater operations are managed under the direction of the General Manager, with operational oversight provided through the Public Works Department and the Water/Wastewater Systems management staff.

An organizational chart illustrating the reporting structure and operational responsibilities associated with wastewater system management is provided in Appendix E.

2D. Chain of Responsibility

Responsibility for implementation of this SSMP is assigned as follows:

- **SLCSD Board of Directors** – Provides policy direction and oversight, and approval
- **SLCSD General Manager** – Overall responsibility for compliance with Order No. 2022-0103-DWQ and implementation of the SSMP
- **SLCSD Public Works Director** – Responsible for daily operations, maintenance, and spill response coordination
- **SLCSD Operations Staff** – Conduct system inspections, preventive maintenance, and emergency response activities

Regulatory reporting responsibilities, including CIWQS certification and sewer spill reporting, are assigned to the designated Legally Responsible Official (LRO) and authorized representatives as identified by the District.

2E. Legally Responsible Official (LRO)

The District designates Kevin Siring, Deputy Director of Public Works and SLCSD Water Reclamation Facility Chief Plant Operator, as the Legally Responsible Official (LRO) for purposes of regulatory reporting.

The LRO is responsible for certification and submittal of required sewer spill reports and regulatory documentation through the California Integrated Water Quality System (CIWQS) in accordance with State Water Resources Control Board Order No. 2022-0103-DWQ and the associated Monitoring and Reporting Program.

Authorized Data Submitters may assist with preparation and entry of information into CIWQS; however, final certification remains the responsibility of the LRO.

2F. Names, Phone Numbers, and Lines of Authority

Name and telephone numbers for key management, administrative, and maintenance positions for implementing specific measures in the SSMP program are as follows:

Position	Name	Telephone Number	
General Manager, SLCSD	Shaw Pick	Office:	(831) 620-6791

		Cell:	(831) 620-9904
Director of Public Works	Aaron Dula	Office:	(831) 620-6783
		Cell:	(831) 238-4283
Deputy Director of Public Works	Kevin Siring	Office:	(831) 620-6788
		Cell:	(831) 241-3500

Responsibilities

General Manager – This is an exempt position appointed by the Board of Directors responsible for implementing Board policy and for planning, organizing, directing and controlling the activities and operations of the District, including public safety, community development, finance, public works and administration; to develop policy recommendations for Board action; and to provide highly responsible and complex administrative support to the Board.

Director of Public Works – Plans, organizes, directs, and reviews the activities and operations of SLCSD's sewer treatment and collections, water production and distribution systems, and conservation efforts. Holds all necessary state licenses to operate water, wastewater, and distribution systems. Has departmental budgeting authority. Coordinates assigned activities with other SLP departments and outside agencies. Provide highly responsible and complex administrative support to the General Manager. Acts as a member of the General Manager's management team.

Deputy Director of Public Works – Organizes, monitors, and supervises assigned functions including the wastewater reclamation facility and sewer system within the Community Services District. Perform a variety of technical tasks relative to the wastewater/sewer operations. Has responsibility over management of the Enrollee's entire sanitary sewer system. Authorized to make managerial decisions that govern the operation of the sanitary sewer system, including having the explicit or implicit duty of making major capital improvement recommendations to ensure long-term environmental compliance. Manages field operations and maintenance activities, provides relevant information to agency management, prepares, and implements contingency plans, leads emergency response, investigates and reports SSOs, and trains field crews.

Water Department Staff – Perform preventive maintenance and inspection activities, mobilize and respond to notification of stoppages and SSOs (mobilize sewer cleaning equipment, by-pass pumping equipment, and portable generators).

Chain of Communication for Reporting SSOs

The Deputy Director of Public Works is the District's sole reporting designee. In the absence of the Deputy Director responsibility shifts to the Director of Public Works. Reporting is directed to:

The OES phone number and CWIQS website as listed in section 6. (The Overflow Emergency Response Plan)

Section 3 - Legal Authority

3A. Regulatory Requirement

Order No. 2022-0103-DWQ requires each enrolled agency to demonstrate sufficient legal authority to:

a) Prevent illicit discharges to the sanitary sewer system, including I&I;
b) Require proper design, construction, and inspection of new sewer facilities and connections;
c) Ensure access for inspection, maintenance, and repair of publicly owned facilities;
d) Limit discharges of fats, oils, and grease (FOG), debris, and other materials that may cause blockages; and
e) Enforce violations of applicable sewer use requirements.

3B. Introduction

This section summarizes the legal authority under which the District owns, operates, and regulates its wastewater collection system. Legal authority provides the District with the ability to establish and enforce requirements necessary to protect the collection system, ensure proper design and construction, prevent system damage, and reduce the risk of sewer spills.

3C. Santa Lucia Community Services District Legal Authority

The Santa Lucia Community Services District (SLCSD) was formed by the County of Monterey pursuant to Resolution No. 98-359 and LAFCO Resolution No. 98-07, which established the District as the local agency authorized to provide wastewater services within its service area.

The legal authority to construct, operate, and regulate the wastewater collection and treatment system is further supported by:

- Monterey County Subdivision Ordinance No. 1713, which establishes development conditions and operational requirements for wastewater service within the Santa Lucia Preserve;
- Monterey County Resolutions No. 96-060 and 96-218, authorizing development of wastewater treatment plant and reclaimed water disposal facilities;
- Approval of the Vesting Tentative Subdivision Map (File No. PC94-067), adopted by the Monterey County Board of Supervisors on February 6, 1996; and
- Applicable Waste Discharge Requirements issued by the Regional Water Quality Control Board

Through these authorizations, the District possesses the legal authority necessary to regulate sewer connections, enforce discharge restrictions, require proper construction standards, and protect the integrity of the wastewater collection system in accordance with Order No. 2022-0103-DWQ.

3D. Current Ordinances and Enforcement Authority

In addition to the formation resolutions and development approvals identified above, the District maintains adopted ordinances and policies governing wastewater collection system operation, sewer use, and system protection. These ordinances establish the District’s authority to regulate discharges, require compliance with design and construction standards, limit prohibited wastes, inspect and maintain publicly owned infrastructure, and enforce violations.

The District’s legal authority supports implementation of this SSMP, including prevention of illicit discharges, control of fats, oils, and grease (FOG), regulation of inflow and infiltration (I/I), and enforcement of corrective actions where necessary.

Ordinances and related regulatory documents are maintained by the District and are reviewed periodically to ensure continued alignment with applicable State Water Board requirements, including Order No. 2022-0103-DWQ

Section 4 – Operations and Maintenance

4A. Regulatory Requirement

In accordance with Order No. 2022-0103-DWQ, the District maintains an Operations and Maintenance (O&M) Program designed to:

- Maintain accurate system mapping
- Perform routine preventive maintenance
- Identify and prioritize system deficiencies
- Implement rehabilitation and replacement planning
- Provide staff training
- Maintain equipment and critical spare inventories

The following sections describe how the District implements these requirements.

4B. System Mapping

The District maintains an up-to-date map of the sanitary sewer system (Attachment A), identifying:

- Gravity mains
- Manholes
- Lift stations
- Force mains
- Valves
- Related appurtenances

Mapping is maintained using GIS and GNSS survey tools and is accessible to authorized personnel.

4C. Preventive Maintenance Program

Collection System Flushing

The collection system is divided into four operational zones:

1. Phase F / Garzas
2. Central RSC
3. Pronghorn
4. Arroyo / San Clemente

Each zone is flushed on a rotating four-year cycle. Flushing activities are scheduled and staged to avoid hydraulic overloading of the wastewater treatment plant (WWTP). District staff monitor system response during flushing operations and suspend activities if conditions indicate potential blockages or operational concerns. Mechanical cleaning methods, including hydro-jetting and snaking, or contracted services are utilized as needed.

Lift Station Maintenance

Lift stations are inspected monthly and include:

- Manual pump operation checks
- Float inspection
- Pump-down verification
- Alarm testing (visual, audible, SCADA where installed)

Each lift station includes emergency storage capacity and generator connection capability. Duplex pump redundancy is maintained.

All lift stations are connected to the SCADA system. Daily SCADA monitoring includes review of pump-down trends and verification of proper lead/lag pump rotation.

Manhole and Line Inspection

- Manholes are inspected as part of the summer flushing process during wet weather events for infiltration
- Grade rings and covers are sealed as needed
- CCTV inspections occur during summer flushing process in rotation, with full system coverage achieved every four years
- Inspections focus on structural integrity, debris accumulation, root intrusion, and I&I indicators

All findings are documented in the District’s work order system

4D. Maintenance Prioritization and Corrective Action

Operational data from flushing, CCTV inspections, lift station monitoring, and blockage response are used to prioritize maintenance activities.

When deficiencies are identified, the District evaluates:

- Severity and recurrence
- Hydraulic impact
- Structural condition
- Risk of overflow

Corrective actions may include:

- Targeted cleaning
- Root removal
- Spot repair
- Rehabilitation planning
- Inclusion in capital improvement planning

Recurring problem areas receive increased maintenance frequency. This data-driven approach allows the District to allocate resources effectively and reduce the likelihood of sewer spills. While PACP is an excellent asset management tool for systems with varying levels of deterioration that require rehabilitation prioritization, such a grading system is not needed because our relatively new collection system consistently presents in near-new condition, In addition, we immediately repair the pipe defects when found, so PACP grading would not materially change our maintenance or replacement decisions at this stage.

4E. Risk-Based Inspection Areas

While the entire system is inspected on a rotating four-year cycle, higher-risk areas may receive increased attention. These areas may include:

Segments with recurring blockages

- Areas with known I&I problems
- Aging infrastructure
- Lift station influence zones
- Limited-access areas

Maintenance frequency is adjusted based on observed performance, historical trends, and operational experience.

4F. Rehabilitation and Replacement Planning

CCTV inspection results, maintenance records, and operational data inform rehabilitation and replacement planning.

Identified deficiencies are evaluated and prioritized based on:

- Structural condition
- Hydraulic limitations
- Recurrence of maintenance issues
- Risk of overflow

Where appropriate, projects are incorporated into short- and long-term capital improvement planning. Funding is supported through Property Related Fees established by the District Board.

4G. Training and Equipment

Staff receive regular training in collection system operations, spill response procedures, equipment safety, and regulatory reporting requirements.

The District maintains:

- Jetter and CCTV equipment
- Heavy equipment for excavation and repair
- Emergency generators
- Critical replacement parts inventory

This ensures timely response to operational issues and emergency conditions.

Section 5 - System Evaluation and Capacity Assurance Plan

5A. Regulatory Requirement

Pursuant to Order No. 2022-0103-DWQ, the District shall evaluate the capacity of its sanitary sewer system and treatment facilities and implement measures necessary to ensure adequate hydraulic capacity under peak dry weather and wet weather conditions. Where deficiencies are identified, corrective actions shall be prioritized and incorporated into capital improvement planning.

5B. System Evaluation Approach

The District evaluates collection system and treatment plant capacity through a combination of operational monitoring, field assessment, historical performance review, and inspection data.

System evaluation activities include:

- Review of daily dry weather and wet weather peak flows
- Monitoring of lift station run times and performance trends
- Analysis of historical SSO records
- Review of CCTV inspection findings
- Identification of I&I trends that might affect treatment plant capacity
- Field observation of surcharge or hydraulic constraints

This evaluation process allows the District to identify portions of the system that may be experiencing or contributing to hydraulic deficiencies.

5C. Treatment Plant Capacity

The wastewater treatment plant operates with an average dry weather flow of approximately 16,000 gallons per day and has a design capacity of 120,000 gallons per day. The plant utilizes a membrane biological reactor (MBR) system rated for a peak capacity of 41,000 gallons per day in conjunction with an additional spiral wound membrane system (Stormblox) capable of processing an additional 80,000 gpd during peak wet weather flow events.

Historical peak wet weather flows are reviewed to assess available reserve capacity and to evaluate the need for I/I controls. Since treated wastewater is recycled and reused on the golf course, reuse of that water is encouraged over pumping and conveying groundwater for that purpose.

5D. Collection System Capacity Assessment

The District's collection system consists of approximately 14 miles of gravity sewer and 1.35 miles of force main serving the Santa Lucia Preserve community. Collection system capacity is evaluated based on:

- Observed peak flows
- Lift station SCADA trend data
- CCTV findings
- SSO occurrence patterns
- Wet weather performance trends

Areas exhibiting substantially elevated wet weather flows, recurring blockages, or surcharge conditions are identified for further investigation and prioritized for corrective action as needed.

The District does not currently utilize formal hydraulic modeling. Capacity assurance is maintained through ongoing operational monitoring, conservative design standards, field evaluation, and proactive maintenance practices appropriate for the size and complexity of the system.

Given the size and operational characteristics of the collection system, operational monitoring, inspection data, and trend analysis provide an appropriate basis for ongoing capacity evaluation.

5E. Capacity Assurance and Corrective Measures

If potential capacity constraints are identified, the District may implement corrective measures including:

- Targeted I&I reduction efforts
- Increased inspection and maintenance frequency
- Rehabilitation or repair of deficient pipeline segments
- Pump upgrades or redundancy improvements
- Operational adjustments
- Capital improvement planning

5F. Capital Planning and Implementation

Identified hydraulic deficiencies are incorporated into the District's capital improvement planning process. Improvements are prioritized based on risk, operational impact, regulatory compliance considerations, and available funding.

Project scheduling and funding are coordinated through the District's annual budgeting process and property-related fee structure. Capacity planning is reviewed and updated consistent with the SSMP audit and update cycle.

Section 6 - Overflow Emergency Response Plan

6A. Regulatory Requirement

Pursuant to Order No. 2022-0103-DWQ, the District shall develop and implement a Spill Emergency Response Plan (SERP) that establishes procedures to protect public health and the environment in the event of a sanitary sewer overflow (SSO). The SERP shall include notification, response, containment, reporting, training, and documentation procedures consistent with State Water Board requirements.

All SSOs, including Private Lateral Sewage Discharges (PLSDs), are reported in accordance with Order No. 2022-0103-DWQ and the associated Monitoring and Reporting Program (MRP) through the California Integrated Water Quality System (CIWQS).

6B. Governing Spill Response Document

The District maintains a standalone SERP, which serves as the governing document for sewer spill response procedures.

The SERP establishes detailed protocols for:

- Detection and initial response
- Spill containment and mitigation
- Internal notification procedures
- Regulatory reporting through CIWQS
- Public notification and posting when required
- Documentation and post-incident review

This SSMP summarizes the District's response framework; however, the SERP governs operational spill response activities. In the event of any conflict between this SSMP and the SERP, the SERP shall control.

The SERP is maintained as a separate document to allow timely updates to response procedures, contact information, and regulatory reporting requirements consistent with Order No. 2022-0103-DWQ.

6C. Spill Detection and Initial Response

Spills may be identified through public reporting, staff observation, SCADA alarms, lift station monitoring, or operational field activities.

Upon notification, District personnel respond promptly to:

- Locate the source of the spill
- Initiate the documentation process and recording with notes and photos.
- Contain and control the discharge
- Prevent migration to waters of the State
- Protect public health and safety

Containment measures may include temporary diversion, berming, absorbent material utilization, vacuum recovery, and other appropriate field controls.

The District maintains equipment and supplies necessary to respond to spills, including containment materials, traffic control devices, and access to excavation and cleaning equipment.

6D. Notification and Reporting

Spills are reported in accordance with the Monitoring and Reporting Program (MRP) and applicable State Water Board requirements.

The Legally Responsible Official (LRO), or authorized designee, is responsible for ensuring required reports are submitted through the California Integrated Water Quality System (CIWQS) within mandated timeframes.

Internal notification procedures and reporting responsibilities are defined in the SERP.

6E. Training and Preparedness

District personnel involved in collection system operations receive regular training on spill response procedures, safety practices, and regulatory reporting requirements.

Spill response procedures are reviewed during routine safety meetings and operational discussions to ensure continued awareness of roles and responsibilities.

The District may conduct response exercises or training refreshers as appropriate for system size and operational needs. All training activities are documented with sign in logs and maintained on file.

Section 7 - FOG Control Program

7A. Regulatory Requirement

Pursuant to Order No. 2022-0103-DWQ, each enrollee must evaluate whether fats, oils, and grease (FOG) are contributing to sanitary sewer blockages or overflows and, where necessary, implement a source control program to reduce such discharges.

7B. District Evaluation and Determination

The Santa Lucia Community Services District (District) has evaluated its service area and determined that a formal FOG control program is not currently necessary.

The District's wastewater collection system serves a very small, predominantly residential community. As of the drafting of this SSMP, the collection system had only (68) residential connections. Limited commercial food service activity exists within the service area, consisting of two commercial kitchens connected to the system. These facilities are equipped with grease interceptors that are routinely maintained and pumped by a qualified vendor, with service records retained by the District. Based on system performance, CCTV inspections and maintenance records, fats, oils, and grease (FOG) have not been identified as a significant contributor to blockages or sewer spills.

7C. Ongoing Monitoring

Although a formal FOG control program is not required at this time, the District continues to monitor system performance for indicators of grease accumulation. As is the case for any sort of blockages, if the District sees FOG-related blockages or trends emerge, the District will evaluate the need for implementing targeted source control measures consistent with Order No. 2022-0103-DWQ.

Section 8 – Design & Performance Provisions

8A. Regulatory Requirement

Pursuant to Order No. 2022-0103-DWQ, the District shall establish and maintain design and performance provisions that include standards for the construction, inspection, testing, rehabilitation, and repair of sanitary sewer facilities. These provisions ensure that new installations and system improvements meet established engineering standards and protect the long-term integrity and hydraulic performance of the wastewater collection system.

8B. Design Standards

The District maintains design and construction standards applicable to new installations, system extensions, and rehabilitation projects within the wastewater collection system. The following summarizes these standards:

Gravity Sewer Design

- Minimum gravity sewer diameter: 4 inches
- Standard mainline diameters: 6 inches (SDR as applicable)
- Minimum slope for building sewers: ¼ inch per foot
- Minimum velocity: 2 feet per second under design conditions
- Bedding and backfill requirements include placement on firm native material or imported sand where required
- Imported sand shall be placed no less than 9 inches above sewer pipe

Force Main Design

- Force mains constructed of Schedule 40 PVC or equivalent
- Designed to withstand system operating pressures and surge conditions

Pump Station Design

- All lift stations equipped with duplex pumps for redundancy
- Alternating pump controls with hour meters
- Level control via ultrasonic sensors with float backup
- Audible and visual alarm systems
- Emergency power connection capability with backup generators available
- Emergency overflow storage tanks (5,000 gallons per station)

Separation and Easement Requirements

- No trees permitted within 10 feet of sewer easements
- Abandoned sewer connections must be properly capped or removed
- Building sewers shall not be installed beneath structures except approved laterals

8C. Construction Inspection and Testing

The District conducts inspection and testing to ensure compliance with applicable design standards. Inspection and testing procedures include:

- Inspection of pipe alignment, slope, and bedding prior to backfill
- Verification of clean out placement and orientation
- Inspection of new lateral connections prior to burial
- Documentation of as-built conditions, including adding GPS coordinates into the database. Sewer pipes, diverter valves, and trenches shall remain uncovered until inspected and approved by the District.

All new construction shall be performed or directly overseen by the District to ensure compliance with District standards.

8D. Rehabilitation and Repair Standards

Rehabilitation and repair activities are performed in accordance with District standards to maintain structural integrity and hydraulic performance.

Repair methods may include:

- Spot repairs
- Root removal
- Manhole rehabilitation
- Sealing of grade rings and infiltration points
- Replacement of structurally deficient pipe segments

Materials used for repair or replacement shall be equivalent to or compatible with existing system materials unless otherwise approved by the District.

Rehabilitation priorities are informed by CCTV findings, maintenance history, and risk-based assessment described in Section 4.

8E. Performance Standards

The wastewater collection system shall be operated and maintained to:

- Convey peak wet weather flows.
- Prevent unauthorized discharges
- Minimize sanitary sewer overflows
- Maintain structural and hydraulic integrity

System performance is monitored through SCADA, monthly inspections, maintenance records, and corrective action tracking.

8F. Design Review for New Connections

All proposed new connections and construction projects are reviewed to ensure:

- Compliance with District design standards
- Protection of system integrity

Section 9 - Monitoring, Measurement, and Program Modifications

9A. Regulatory Requirement

Pursuant to Order No. 2022-0103-DWQ, the District shall:

- Maintain relevant information to establish and prioritize SSMP activities;
- Monitor implementation and measure the effectiveness of each SSMP element;
- Assess the success of preventative maintenance activities;
- Update program elements as appropriate; and
- Identify and evaluate SSO trends, including frequency, location, and volume

9B. Monitoring and Data Collection

The District maintains and reviews operational and maintenance records to support program evaluation, including:

- Work order records
- CCTV inspection findings
- Lift station run-time/pump down data generated by the SCADA system
- Treatment plant influent flow records
- SSO reporting records, including notes and photographs
- I&I observations

These records are used to identify trends, recurring issues, and areas requiring increased maintenance or corrective action.

9C. Performance Measurement

The effectiveness of the SSMP is evaluated through:

- Frequency and severity of SSOs
- Response time to spill events
- Recurrence of blockages in previously addressed areas
- Wet weather performance trends
- Preventative maintenance completion rates

Recurring issues or adverse trends are flagged for additional review and corrective planning.

Performance indicators are reviewed during the triennial SSMP audit and as part of routine operational management.

9D. Program Modification

When monitoring identifies deficiencies or emerging risks, the District may:

- Increase maintenance frequency
- Conduct targeted CCTV inspection
- Prioritize rehabilitation
- Adjust operational procedures
- Update relevant SSMP elements

Modifications are documented through work order tracking, audit findings, and periodic SSMP updates.

9E. Trend Analysis

The District tracks and reviews SSO data to evaluate:

- Frequency
- Location
- Cause
- Volume
- Seasonal patterns

Trend analysis supports risk-based prioritization and capital planning decisions.

The District has a very good spill record, far below the regional and state averages. Since the inception of the GWDR, the District has only had two SSOs, and only one of which was a Category 1 spill. In the last five years, the District had just one Category 3 spill to land.

Section 10 - SSMP Program Audits

10A. Regulatory Requirement

Pursuant to Order No. 2022-0103-DWQ, the District shall conduct periodic internal audits of its SSMP at least once every three years. The audit shall evaluate the effectiveness of the SSMP, assess compliance with the Order requirements, identify deficiencies, and document corrective actions.

Audit reports shall be maintained on file and made available upon request, and must also be uploaded to the CIWQS system.

10B. Audit Process

The District conducts an internal SSMP audit at a minimum every three years. The last three-year audit report was due on February 2, 2026, and was submitted early and certified on January 27, 2026. The next three-year audit is due February 2, 2029.

The audit includes review of:

- Work order and maintenance records
- SSO history and reporting compliance
- Capacity evaluation documentation
- Training records
- Implementation of each SSMP element
- Prior audit corrective actions

The audit evaluates whether program elements are functioning as intended and identifies any areas requiring revision or improvement.

10C. Corrective Action Tracking

Deficiencies identified during audits are documented and tracked to completion.

Corrective actions may include:

- Revisions to SSMP language
- Operational changes
- Maintenance adjustments
- Capital improvement prioritization
- Additional training

Corrective actions and recommendations identified during the January 2026 internal SSMP audit were incorporated into this SSMP update where applicable. Progress is tracked through internal documentation and subsequent audit reviews to ensure completion.

10D. Audit Documentation and Retention

Audit reports and associated documentation are maintained on file at the District office. Findings are incorporated into the SSMP update process as appropriate.

Section 11 – Communication Program

11A. Regulatory Requirement

Pursuant to Order No. 2022-0103-DWQ, the District shall communicate on a regular basis with the public regarding the development, implementation, and performance of its SSMP. The communication system shall provide an opportunity for public input. The District shall also maintain communication with any tributary or satellite collection systems, if applicable.

11B. Public Communication

The Santa Lucia Community Services District serves a small residential community of a few hundred people. The District's Board of Directors is comprised of property owners within the service area, and District offices are located on site.

Public communication occurs through:

- Regular Board meetings
- Public meeting agendas and minutes
- Email communications and community announcements
- The SLCSD and Santa Lucia Preserve member websites
- Direct communication via phone, email, and in-person contact

Residents have the opportunity to provide input during Board meetings and through direct communication with District staff.

11C. SSMP Availability

The SSMP is maintained on file at the District office, the District's website, and can be made available upon request. Updates to the SSMP are presented to the Board of Directors as part of the revision process.

11D. Tributary or Satellite Systems

The District does not receive flows from tributary or satellite collection systems. Should such connections be established in the future, appropriate communication protocols will be developed to ensure coordinated compliance.

SSMP Revision History			
Date	**SSMP Element #**	**Description of Change / Revision Made**	**Person Authorizing Change**
5/2006		Original SSMP Adoption	Board of Directors
4/2020		Update of SSMP to reflect new management and removal of Leif Utegaard as LRO	General Manager SLCSD

4/2022		Addition of SSMP Change Log	LRO
1/2023		Add C. Maye to responding staff (CWEA collection 2)	LRO
4/2023		Development and incorporation of SERP in accordance with WDR WQ2022-0103 DWQ	LRO
6/2023		Adoption and enrollment of WQ2022-0103 DWQ	LRO
10/2023		Wild turkey lift station added to system	LRO
7/26		Comprehensive update to align with Order 2022-0103-DWQ and incorporate structural revisions.	Board of Directors

This SSMP is a controlled document maintained by the Santa Lucia Community Services District. Revisions to this document shall be documented in the Revision History table and approved by the District Board of Directors. The current adopted version shall be maintained at the District office and superseded versions retained for recordkeeping purposes. The SSMP reflects the District's current operational practices and will be reviewed and updated in accordance with the audit and any updated requirements of State Water Resources Control Board Order No. 2022-0103-DWQ or future permits.

APPENDICES

Appendix A: Collection System Inventory and Pump Station Summary

Table 1: Size and distribution of active sewers

Pipe Diameter (inches)	Length (feet)	Length (miles)	Percentage of System (by length)
2	7,136	1.35	9.27%

4	17,914	3.39	23.27%
6	51,920	9.84	67.45%
TOTAL	**76,970**	**14.58**	**100.00%**

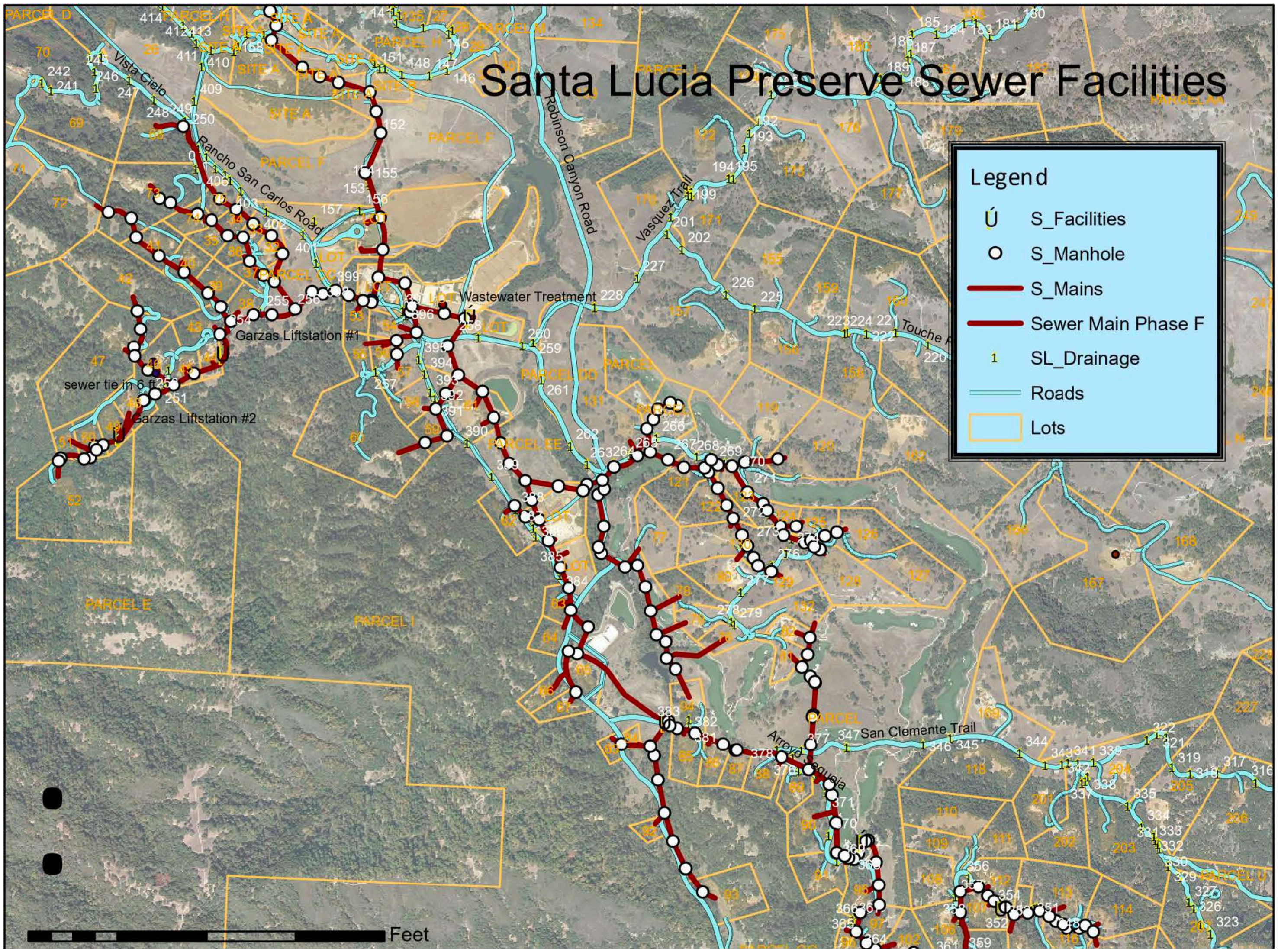
Table 2: Distribution of gravity and Forced Mains

Pipe	Length (feet)	Length (miles)	Percentage of System (by length)
Forced	7136	1.35	9.27%
Gravity	69834	13.23	90.73%
TOTAL	76970	14.58	100.00%

Table 3: Sanitary Sewer Pump station names and capacity

Station	Address	# of Pumps	Estimated Capacity, GPM Per Pump	Est. Daily Capacity (Gallons w/one pump)
Upper Garzas	9 Garzas Trail	2	75	108,000
Lower Garzas	1 Garzas Trail	2	75	108,000
Upper Arroyo	36 Arroyo Sequoia	2	75	108,000
Lower Arroyo	10 Arroyo Sequoia	2	75	108,000
San Clemente	3 San Clemente Trail	2	75	108,000
Phase F	13 Chamisal Pass	2	75	108,000
Wild Turkey	1 Wild Turkey	2	75	108,000

Appendix B: Sewer System Map



Appendix C: Order No. 2022-0103-DWQ

Regulatory Authority and Governing Order

This Sewer System Management Plan (SSMP) has been prepared in accordance with:

State Water Resources Control Board Order No. 2022-0103-DWQ
General Waste Discharge Requirements for Sanitary Sewer Systems

The District's SSMP has been structured to address and implement the requirements contained in Order No. 2022-0103-DWQ, including all applicable elements, reporting obligations, monitoring provisions, and program audit requirements.

Rather than reproducing the full text of the General Order within this document, the SSMP summarizes regulatory requirements and describes how the Santa Lucia Community Services District complies with those requirements. This approach ensures the SSMP remains current in the event of regulatory amendments and avoids potential inconsistencies between embedded Order language and future updates.

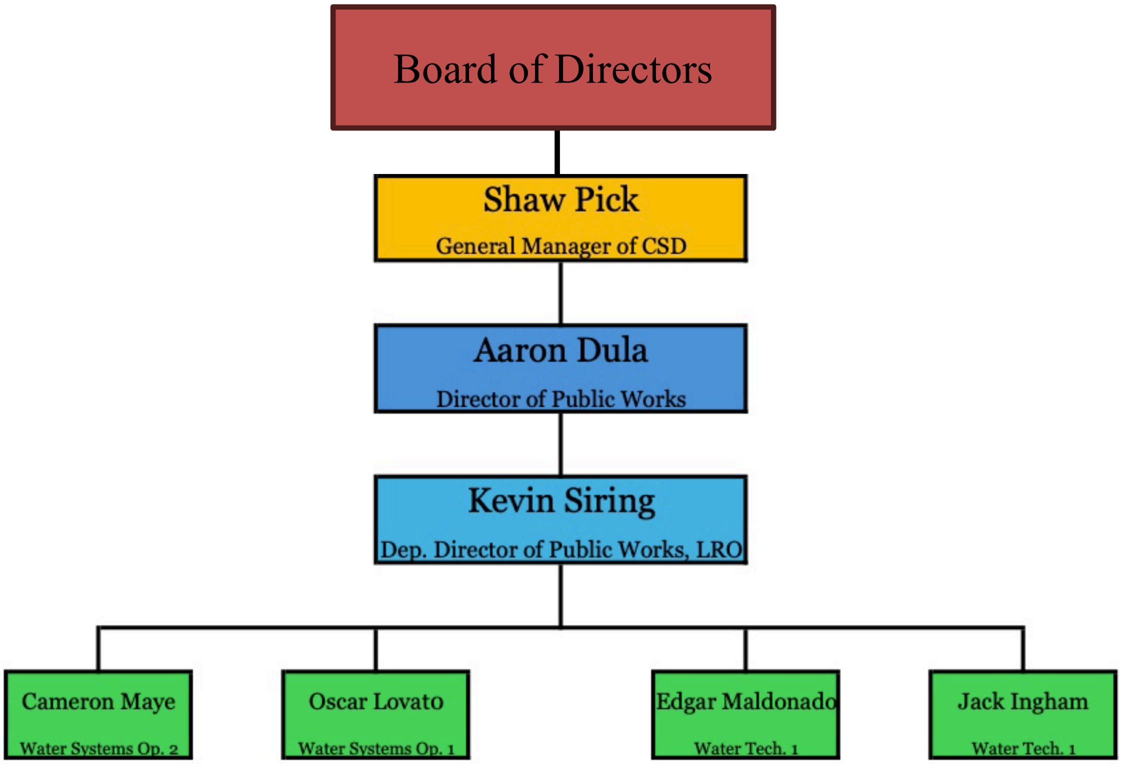
The most current version of Order No. 2022-0103-DWQ is available from the California State Water Resources Control Board at:

https://www.waterboards.ca.gov/water_issues/programs/sso/

An electronic copy of the Order is maintained on file at the District office.

Appendix D: Monitoring and Reporting Program (MRP)

Appendix E: Organizational Chart


Board of Directors
Shaw Pick
General Manager of CSD
Aaron Dula
Director of Public Works
Kevin Siring
Dep. Director of Public Works, LRO
Cameron Maye
Water Systems Op. 2
Oscar Lovato
Water Systems Op. 1
Edgar Maldonado
Water Tech. 1
Jack Ingham
Water Tech. 1

Ordinance No. 26-01

AN ORDINANCE OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT PROHIBITING MUNICIPAL WATER SUPPLY FOR AN EXTERNAL SPRINKLER SYSTEM FOR WILDFIRE DEFENSE

BE IT ORDAINED, by the Board of Directors of the Santa Lucia Community Services District, as follows:

Section 1. Purpose.

1.1 The purpose of this ordinance is to prohibit external sprinkler systems for wildfire defense from being connected to a municipal water system that is supplied by the water department within the Santa Lucia Community Services District.

1.2 Preventing external wildfire sprinklers from using municipal water preserves critical pressure and volume for firefighters and avoids depleting resources needed for household consumption.

1.3 Municipal water supplies are often in high demand during a wildfire event causing static water supplies (tanks, pools, etc.) to be the best choice for these systems to be connected to.

1.4 Numerous municipal water companies, fire departments and fire safe councils have recommendations that restrict or discourage the use of public water for exterior wildfire protection. The primary reason for these restrictions is that widespread and simultaneous use of exterior sprinklers during a wildfire can catastrophically drop water pressure, preventing fire resources from having the needed water supply and applying it where needed.

1.5 Municipal water systems are designed based on National Fire Protection Association standards and generally provide water to handle one-and-two family dwellings or large single structure fires, not the demand needed for a wildfire.

Section 2. Definitions.

As used in this ordinance, the following definitions shall apply:

- CSD - Community Services District
- IBHS - Insurance Institute for Business & Home Safety - an independent, non-profit scientific research organization supported by the property insurance industry.
- NFPA - National Fire Protection Association - a global organization dedicated to reducing death, injury, property, and economic loss due to fire, electrical, and related hazards.
- Passive wildfire mitigation strategies - class A roof, noncombustible siding, 0-5 foot noncombustible zone, etc.
- SLCSD - Santa Lucia Community Services District
- Tanks - above ground tanks or cisterns that hold water for static use

Section 3. Authority and Delegation.

The General Manager of the CSD and/or their designee shall have full authority and responsibility to enforce this ordinance. No person shall hinder, prevent, delay or interfere while assigned persons are engaged in carrying out the execution or enforcement of this Ordinance.

Section 4. Prohibition of External Sprinkler System

Any connection of any type of external sprinkler system for wildfire defense to the municipal water supply is hereby expressly prohibited.

Section 5. Supply Issues.

Municipal systems are designed for domestic use and structure fire suppression and often struggle with extreme demand during wildfires. Hooking an external sprinkler system to a municipal water supply may create unreliable water pressure and supply during an active wildfire compromising water availability for professional firefighters.

Section 6. Holding tanks and Tank Topping/Filling.

6.1 Using captured rainwater to fill tanks is highly encouraged. Holding tanks that are filled by the SLCSD water system connection will be limited to ¾" diameter pipe. This will limit the amount of water being used in the event of an emergency where gpm and pressure is crucial to protect life and property.

6.2 Tank topping/filling requests will be allowed from April 1st through June 30th with a required written notification to the water department of intent to fill and written approval by the water department of the request. Filling tanks or otherwise feeding exterior fire sprinkler systems during a fire event is prohibited. The SLCSD reserves the right to shut off water service to sprinkler systems using potable supplies to the detriment of firefighters during an emergency.

Section 7. Violations and Penalties.

7.1 Any person found violating any part of this ordinance may be subject to one or a combination of the following penalties:

- Daily fines;
- Service being disconnected by the water department;
- Liable for damage that occurs to water department infrastructure caused by the property owners water use; or
- Liable for property damage within the Santa Lucia Preserve caused by the property owners water use.

7.2 Fines imposed pursuant to this ordinance shall be assessed in accordance with Government Code section 53069.4. A first violation shall be subject to a fine of $100; a second violation of the same ordinance provision within one year shall be subject to a fine of $200; and each additional violation within that same year shall be subject to a fine of $500. Each day a violation continues shall constitute a separate violation.

Section 8. Appeals.

Appeals to the decisions by the General Manager of the CSD, or to the penalties imposed after violations of this ordinance, must be filed within 10 calendar days of the decision and shall be heard by the SLCSD Board of Directors and the decision of the Board will be final.

Section 9. Severability.

If any provision, clause, sentence or paragraph of this Ordinance, or application thereof to any person or circumstance, be held invalid by any court of law, such invalidity shall not affect other provisions or applications; therefore, the provisions of this Ordinance are declared to be severable.

COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY)
OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT

COMMUNITY FACILITIES DISTRICT REPORT

INTRODUCTION. This report is prepared pursuant to Section 53321.5 of the Government Code, with respect to Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District (the "Road Quality Financing District") as proposed by Resolution No. 23-04 of the Board of Directors of the Santa Lucia Community Services District.

A. DESCRIPTION OF SERVICES REQUIRED TO ADEQUATELY MEET THE NEEDS OF THE DISTRICT. A general description of the services proposed to be financed by the Road Quality Financing District is maintenance and operation of roads throughout the Santa Lucia Community Service District, including necessary resurfacing, rehabilitation, preventative treatments, and similar work.

B. COST ESTIMATE. The estimated annual cost for providing the services is $999,736 annually, with a 2% annual increase for inflation.

Dated: July 16th 2026

By: ______________________
General Manager,
Santa Lucia Community Services District

RESOLUTION NO. 26-08

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY) OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN

WHEREAS, the Santa Lucia Community Services District (the "CSD") is responsible for operating and maintaining a system of roads within the CSD's boundaries; and

WHEREAS, the CSD engaged Willdan to study the condition of the CSD's roads and to identify the work needed to bring these roads to satisfactory condition and to maintain them at that condition; and

WHEREAS, in its 2025 Pavement Management System Update, Willdan determined that the roads require preventative treatments and, in many cases, more intensive treatments such as resurfacing or rehabilitation; and

WHEREAS, the CSD lacks a funding stream to pay for this work; and

WHEREAS, pursuant to Section 61121(b) of the Government Code, the CSD is authorized to levy special taxes in the manner set forth in the Mello-Roos Community Facilities Act (Government Code Section 53311 et. seq.) (the "Act"); and

WHEREAS, in order to levy a tax pursuant to the Act, the Board of Directors must establish a Community Facilities District (a "Financing District"); and

WHEREAS, by its Resolution No. 26-06 (the "Resolution of Intention"), adopted on June 3, 2026, the Board of Directors initiated proceedings to establish a Financing District, to be designated "Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District" to fund the maintenance and restoration of the CSD's roads (the "Road Quality Financing District") through the levy of a special tax; and

WHEREAS, the Road Quality Financing District is consistent with the CSD's adopted goals and policies for the use of the Act; and

WHEREAS, the staff of the CSD studied the proposed Road Quality Financing District and has filed with the Board of Directors a report prepared pursuant to Section 53321.5 of the Act, which report is on file in the offices of the CSD and available for public inspection; and

WHEREAS, the Resolution of Intention set July 22, 2026, at 9:00 AM (or as soon thereafter as practical), in the Golf Library located at 19 Pronghorn Run, Carmel, California, as the time and place for a public hearing on the establishment of the Road Quality Financing District (the "Public Hearing"); and

WHEREAS, notice of the Public Hearing was published in the Carmel Pinecone on July 10, 2026 as required by law; and

WHEREAS, at the appointed time and place, the Board of Directors held the Public Hearing, which was a full and fair hearing at which any interested person or member of the public had an opportunity to present oral or written testimony or protests; and

WHEREAS, as required by Section 53323 of the Act, the CSD accepted protests against the establishment of the Road Quality Financing District, the extent of the Road Quality Financing District, or the furnishing of specified types of public facilities or services within the Road Quality Financing District; and

WHEREAS, the proposed special tax to be levied within the Road Quality Financing District has not been precluded, pursuant to Section 53324 of the Act, by majority protest of landowners within the proposed Road Quality Financing District or the registered voters of the proposed Road Quality Financing District; and

WHEREAS, the Board of Directors desires to establish the Road Quality Financing District.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The above recitals are all true and correct.

2. Initiation of Proceedings. The Board of Directors establishes the Road Quality Financing District pursuant to the Act.

3. Name of Financing District. The Road Quality Financing District shall be designated "Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District."

4. Boundaries of Financing District. The Road Quality Financing District has boundaries that are coextensive with the boundaries of the CSD. Reference is made to the boundary map titled "PROPOSED BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY) OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT, SANTA LUCIA COMMUNITY SERVICES DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA", (the "Boundary Map") which is on file in the offices of the CSD, available for public inspection, and incorporated herein by reference. The Boundary Map has been recorded in the Office of the Monterey County Recorder at Page 29 of Book 5 of Maps of Assessment and Community Facilities Districts.

5. Description of Services. The following is a general description of the services (the "Services") to be provided: Maintenance and operation of roads throughout the CSD, including necessary resurfacing, rehabilitation, preventative treatments, and similar work.

6. Special Tax. Except where funds are otherwise available, a special tax sufficient to

pay for the Services and the administrative expenses of the Road Quality Financing District, secured by recordation of a continuing lien against all nonexempt real property in the Road Quality Financing District, will be annually levied within the Road Quality Financing District (the "Special Tax"). Under no circumstances will the special tax levied in any fiscal year against any parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Road Quality Financing District by more than 10 percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. A complete description of the rate and method of apportionment of the Special Tax is attached hereto as Exhibit "A" and incorporated herein by reference.

The Special Tax will be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. The Special Tax will be collected for 15 consecutive fiscal years, with the first year being Fiscal Year 2027-28 and the final year being Fiscal Year 2041-42.

No adjustment in ad valorem property taxes is authorized in connection with the Road Quality Financing District.

7. Accountability Measures. The Special Tax is levied for the specific purpose of funding the services identified in Section 5 of this Resolution and will be subject to the following accountability measures:

(i) Proceeds of the Special Tax will be deposited in a special account and used only to fund the services identified in Section 5 of this Resolution; and

(ii) An annual report will be filed at least once a year containing a description of the amount of funds in the Special Account and the status of the services identified in Section 5 of this Resolution.

8. Administration. The General Manager of the CSD, whose office is located at 121 Rancho San Carlos Road, Bldg A. Carmel, CA 93923 and can be telephoned at (831) 620-6791 will be responsible for annually preparing a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act.

9. Validity of Proceedings. The Board of Directors finds that all proceedings taken in connection with the establishment of the Road Quality Financing District have been valid and in conformity with the requirements of the Act. Pursuant to Section 53325.1(b) of the Act, this finding is final and conclusive.

10. Appropriations Limit. The Board of Directors proposes to establish an appropriations limit for the Road Quality Financing District, pursuant to Article XIIIB, Section 8(h) of the California Constitution, at $1,350,000 (the "Appropriations Limit"). Such limit shall be adjusted for changes in the cost of living, or changes in population, pursuant to Section 53325.7 of the Act.

11. Election. By separate resolution, the Board of Directors will submit the Special Tax and the Appropriations Limit to the qualified electors of the Road Quality Financing

District. The qualified electors of the Road Quality Financing District will be the registered voters within the boundaries of the Road Quality Financing District (i.e. the registered voters of the CSD). The election will be conducted by the Monterey County Registrar of Voters. Each registered voter will have one vote, and in order for the tax measure to be adopted it must be approved by two-thirds of the votes cast on the measure. No tax may be levied in connection with the Road Quality Financing District unless that tax has been approved by the voters as set forth in this Section.

12. Notice of Special Tax Lien. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the Road Quality Financing District and this lien shall continue in force and effect until collection of the tax by the legislative body ceases. The special tax may not be prepaid.

13. Public Interest. Pursuant to Section 53329.5(c) of the Act, the Board of Directors finds that the public interest will not be served by allowing property owners in the Road Quality Financing District to enter into a contract pursuant to Section 53329.5(a) of the Act.

14. Effective Date. This Resolution shall be effective immediately upon adoption.

15. Certification. The Secretary shall certify to the adoption of this Resolution, and shall maintain on file as a public record this Resolution.

APPROVED AND ADOPTED this 22nd day of July, 2026 by the following vote:

AYES:

NOES:

ABSENT:

____
Chair

ATTEST:

____

Secretary

Attachment “A”

Rate and Method of Apportionment

COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY)
OF THE SANTA LUCIA COMMUNTY SERVICES DISTRICT

A Special Tax for Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District shall be levied on Assessor's Parcels in the Road Quality Financing District and collected each Fiscal Year commencing in Fiscal Year 2027-28 in an amount determined by the CSD through the application of the rate and method of apportionment of the Special Tax set forth below. The real property in the Road Quality Financing District, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Act” means the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq).

“Administrative Expenses” means the expenses incurred by the CSD as administrator of the Road Quality Financing District to determine, levy and collect the Special Taxes, including the fees of consultants, legal counsel, the costs of collecting installments of the Special Taxes, preparation of required reports; and any other costs required to administer the Road Quality Financing District as determined by the CSD.

“Assessor's Parcel” or “Parcel” means a lot or parcel shown on the official map of the Monterey County Assessor designating parcels by assessor's parcel number.

“Base Year” means Fiscal Year 2027-28.

“CSD” means the Santa Lucia Community Services District.

“Road Quality Financing District Administrator” means the official of the CSD, or designee thereof, responsible for determining the Special Tax Requirement and administrating the levy and collection of the Special Taxes.

“Road Quality Financing District” means Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District.

“Fiscal Year” means the period starting July 1 and ending the following June 30.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C below that can be levied in the Road Quality Financing District in any Fiscal Year on any Assessor's Parcel.

“Proportionately” means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for each parcel.

“Special Tax” means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax Requirement and shall include Special Taxes levied or to be levied under Sections C and D, below.

"Special Tax Requirement" means, for each Tax Rate Area separately, the amount required in any Fiscal Year to: (i) pay for the services and facilities financed by the Road Quality Financing District; (ii) pay Administrative Expenses; (iii) build reserves towards services and facilities to be provided or built in a subsequent year ; and (iv) pay for anticipated delinquent Special Taxes (not to exceed 10% of total requirement) less any surplus of funds available from the previous Fiscal Year's Special Tax levy.

“Taxable Property” means the parcels listed in Section H, below.

B. MAXIMUM SPECIAL TAX RATES

For the Base Year, the Maximum Special Tax for Taxable Property will be as follows:

Classification	Rate
Estate Residential Parcels:	$2,968.00
Employee Residential Parcels	$2,968.00
Ranch Club Hacienda:	$6,320.00
Ranch Club Sports Center:	$6,320.00
Ranch Club Equestrian:	$6,320.00
Golf Club Clubhouse:	$31,832.00
Golf Club Course:	$31,832.00

Beginning with Fiscal Year 2028-29, each Maximum Special Tax rate for the fiscal year shall be increased by 2% with respect to the Maximum Special Tax rate for the prior fiscal year.

Only Taxable Property shall be subject to the Special Tax.

C. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2023-24 and for each following Fiscal Year, the Road Quality Financing District Administrator shall levy the Special Tax Proportionately on each Assessor’s Parcel, whether Developed or Undeveloped, within that Tax Rate Area at up to 100% of the applicable Maximum Special Tax until the amount levied is equal to the Special Tax Requirement assigned to that Tax Rate Area in that Fiscal Year.

D. APPEALS

The Board of Directors of the CSD may interpret this Rate and Method of Apportionment for purposes of clarifying any ambiguity and make determinations relative to the annual administration of the Special Tax and any landowner appeals. Any decision of the CSD shall be final and binding as to all persons.

E. PREPAYMENT OF SPECIAL TAX OBLIGATION

The Special Tax may be prepaid by paying to the CSD, for credit to the Road Quality Financing District fund, the sum of the maximum taxes for all remaining years of the term of the Special Tax and well as any unpaid past taxes.

F. TERM OF SPECIAL TAX

The Special Tax, unless earlier terminated by the Board, shall be levied for 15 years, with the initial year as Fiscal Year 2027-28 and the final year as Fiscal Year 2041-42.

G. TAXABLE PARCELS

The following is a list of the Taxable Parcels, by Assessors Parcel Number, as well as the classification of each parcel for purposes of assigning the special tax. In the event a listed parcel is assigned a new Assessors Parcel Number, it shall remain a Taxable Parcel. In the event a Taxable Parcel is split into multiple parcels, the tax shall remain on the parcel that has the highest assessed value. However, in the event a Taxable Parcel is divided in a manner that increases the total number of residences that can be built on the territory comprising the original Taxable Parcel, each resulting parcel capable of residential development shall be treated as a separate Taxable Parcel subject to the full tax for a residential parcel. In the event two or more parcels are merged, the merged parcel shall, for purposes of calculating the applicable tax, be treated as if it is the union of all of the taxes that would have applied to the parcels that are merged; for example, if two residential parcels are merged, the resulting parcel's maximum tax shall be calculated as if the parcel were two residential parcels. If a parcel is actually developed with multifamily housing, the maximum tax in any fiscal year subsequent to the fiscal year in which the certificate of occupancy for such multifamily housing is issued, shall be the greater of (i) the maximum tax calculated pursuant to the previous sentence of this paragraph or (ii) the maximum tax for a residential parcel multiplied by the number of dwelling units for which certificates of occupancy have been issued.

Taxable Parcels

SANTA LUCIA COMMUNITY SERVICES DISTRICT

LOT NO.	APN	NOTES	Taxable Rate 2027-28 Total Amount $ 999,736.00
1	239-021-001	Estate Residential	$ 2,968.00
2	239-031-015	Estate Residential	$ 2,968.00
3	239-021-002	Estate Residential	$ 2,968.00
4	239-021-003	Estate Residential	$ 2,968.00
5	239-021-004	Estate Residential	$ 2,968.00
6	239-021-005	Estate Residential	$ 2,968.00
7	239-021-006	Estate Residential	$ 2,968.00
8	239-021-007	Estate Residential	$ 2,968.00
9	239-021-008	Estate Residential	$ 2,968.00
10	239-021-009	Estate Residential	$ 2,968.00
11	239-021-010	Estate Residential	$ 2,968.00
12	239-031-001	Estate Residential	$ 2,968.00
13	239-031-002	Estate Residential	$ 2,968.00
14	239-031-003	Estate Residential	$ 2,968.00
15	239-031-004	Estate Residential	$ 2,968.00
16	239-031-005	Estate Residential	$ 2,968.00
17	239-031-006	Estate Residential	$ 2,968.00
18	239-031-007	Estate Residential	$ 2,968.00
19	239-031-023	Estate Residential	$ 2,968.00
20	239-031-022	Estate Residential	$ 2,968.00
22	239-031-011	Estate Residential	$ 2,968.00

23	239-031-012	Estate Residential	$ 2,968.00
24	239-031-013	Estate Residential	$ 2,968.00
25	239-031-014	Estate Residential	$ 2,968.00
26	239-051-040	Estate Residential	$ 2,968.00
32	239-051-001	Estate Residential	$ 2,968.00
33	239-051-002	Estate Residential	$ 2,968.00
34	239-051-003	Estate Residential	$ 2,968.00
35	239-051-004	Estate Residential	$ 2,968.00
36	239-051-005	Estate Residential	$ 2,968.00
37	239-051-006	Estate Residential	$ 2,968.00
38	239-051-007	Estate Residential	$ 2,968.00
39	239-051-008	Estate Residential	$ 2,968.00
40	239-051-009	Estate Residential	$ 2,968.00
41	239-051-010	Estate Residential	$ 2,968.00
42	239-051-011	Estate Residential	$ 2,968.00
43	239-051-012	Estate Residential	$ 2,968.00
44	239-051-013	Estate Residential	$ 2,968.00
45	239-051-014	Estate Residential	$ 2,968.00
46	239-051-015	Estate Residential	$ 2,968.00
47	239-051-016	Estate Residential	$ 2,968.00
48	239-051-017	Estate Residential	$ 2,968.00
49	239-051-018	Estate Residential	$ 2,968.00
50	239-051-019	Estate Residential	$ 2,968.00
51	239-051-020	Estate Residential	$ 2,968.00
52	239-051-021	Estate Residential	$ 2,968.00
53	239-051-022	Estate Residential	$ 2,968.00

54	239-051-023	Estate Residential	$ 2,968.00
55	239-051-024	Estate Residential	$ 2,968.00
56	239-051-025	Estate Residential	$ 2,968.00
57	239-051-026	Estate Residential	$ 2,968.00
58	239-051-027	Estate Residential	$ 2,968.00
59	239-051-028	Estate Residential	$ 2,968.00
60	239-051-029	Estate Residential	$ 2,968.00
65	239-061-011	Estate Residential	$ 2,968.00
66	239-061-004	Estate Residential	$ 2,968.00
67	239-061-005	Estate Residential	$ 2,968.00
68	239-051-032	Estate Residential	$ 2,968.00
69	239-051-033	Estate Residential	$ 2,968.00
70	239-051-034	Estate Residential	$ 2,968.00
71	239-051-035	Estate Residential	$ 2,968.00
72	239-051-036	Estate Residential	$ 2,968.00
73	239-051-037	Estate Residential	$ 2,968.00
74	239-051-038	Estate Residential	$ 2,968.00
75	239-051-039	Estate Residential	$ 2,968.00
135	239-041-006	Estate Residential	$ 2,968.00
136	239-041-007	Estate Residential	$ 2,968.00
137	239-041-008	Estate Residential	$ 2,968.00
138	239-041-009	Estate Residential	$ 2,968.00
139	239-041-010	Estate Residential	$ 2,968.00
140	239-041-011	Estate Residential	$ 2,968.00
141	239-041-012	Estate Residential	$ 2,968.00
142	239-041-013	Estate Residential	$ 2,968.00

143	239-041-014	Estate Residential	$ 2,968.00
144	239-041-015	Estate Residential	$ 2,968.00
145	239-041-016	Estate Residential	$ 2,968.00
146	239-041-017	Estate Residential	$ 2,968.00
147	239-041-018	Estate Residential	$ 2,968.00
148	239-041-019	Estate Residential	$ 2,968.00
149	239-041-020	Estate Residential	$ 2,968.00
150	239-041-021	Estate Residential	$ 2,968.00
151	239-041-022	Estate Residential	$ 2,968.00
152	239-041-023	Estate Residential	$ 2,968.00
153	239-041-024	Estate Residential	$ 2,968.00
154	239-041-025	Estate Residential	$ 2,968.00
76	239-091-001	Estate Residential	$ 2,968.00
77	239-091-002	Estate Residential	$ 2,968.00
78	239-091-003	Estate Residential	$ 2,968.00
79	239-091-004	Estate Residential	$ 2,968.00
80	239-091-005	Estate Residential	$ 2,968.00
81	239-091-006	Estate Residential	$ 2,968.00
82	239-091-007	Estate Residential	$ 2,968.00
83	239-091-008	Estate Residential	$ 2,968.00
84	239-091-009	Estate Residential	$ 2,968.00
85	239-091-010	Estate Residential	$ 2,968.00
86	239-091-011	Estate Residential	$ 2,968.00
87	239-091-012	Estate Residential	$ 2,968.00
88	239-091-013	Estate Residential	$ 2,968.00
89	239-091-014	Estate Residential	$ 2,968.00

90	239-091-015	Estate Residential	$ 2,968.00
91	239-091-016	Estate Residential	$ 2,968.00
94	239-091-019	Estate Residential	$ 2,968.00
95	239-091-020	Estate Residential	$ 2,968.00
96	239-091-021	Estate Residential	$ 2,968.00
97	239-091-022	Estate Residential	$ 2,968.00
98	239-091-023	Estate Residential	$ 2,968.00
99	239-091-024	Estate Residential	$ 2,968.00
100	239-091-025	Estate Residential	$ 2,968.00
101	239-091-026	Estate Residential	$ 2,968.00
102	239-091-027	Estate Residential	$ 2,968.00
103	239-091-028	Estate Residential	$ 2,968.00
104	239-091-029	Estate Residential	$ 2,968.00
105	239-091-030	Estate Residential	$ 2,968.00
106	239-091-031	Estate Residential	$ 2,968.00
107	239-091-032	Estate Residential	$ 2,968.00
108	239-091-033	Estate Residential	$ 2,968.00
109	239-091-091	Estate Residential	$ 2,968.00
110	239-091-090	Estate Residential	$ 2,968.00
111	239-091-036	Estate Residential	$ 2,968.00
112	239-091-037	Estate Residential	$ 2,968.00
113	239-091-038	Estate Residential	$ 2,968.00
114	239-091-039	Estate Residential	$ 2,968.00
115	239-091-040	Estate Residential	$ 2,968.00
116	239-091-041	Estate Residential	$ 2,968.00
117	239-091-042	Estate Residential	$ 2,968.00

118	239-091-043	Estate Residential	$ 2,968.00
119	239-091-044	Estate Residential	$ 2,968.00
120	239-091-045	Estate Residential	$ 2,968.00
121	239-091-046	Estate Residential	$ 2,968.00
122	239-091-047	Estate Residential	$ 2,968.00
123	239-091-048	Estate Residential	$ 2,968.00
124	239-091-049	Estate Residential	$ 2,968.00
125	239-091-050	Estate Residential	$ 2,968.00
126	239-091-051	Estate Residential	$ 2,968.00
127	239-091-052	Estate Residential	$ 2,968.00
128	239-091-053	Estate Residential	$ 2,968.00
129	239-091-054	Estate Residential	$ 2,968.00
130	239-091-055	Estate Residential	$ 2,968.00
131	239-091-056	Estate Residential	$ 2,968.00
132	239-091-057	Estate Residential	$ 2,968.00
133	239-071-001	Estate Residential	$ 2,968.00
134	239-071-002	Estate Residential	$ 2,968.00
155	239-091-058	Estate Residential	$ 2,968.00
156	239-091-059	Estate Residential	$ 2,968.00
157	239-091-060	Estate Residential	$ 2,968.00
158	239-091-061	Estate Residential	$ 2,968.00
159	239-091-062	Estate Residential	$ 2,968.00
160	239-091-063	Estate Residential	$ 2,968.00
161	239-091-064	Estate Residential	$ 2,968.00
162	239-091-065	Estate Residential	$ 2,968.00
163	239-091-066	Estate Residential	$ 2,968.00

164	239-091-067	Estate Residential	$ 2,968.00
165	239-091-068	Estate Residential	$ 2,968.00
166	239-091-069	Estate Residential	$ 2,968.00
167	239-091-070	Estate Residential	$ 2,968.00
168	239-091-071	Estate Residential	$ 2,968.00
169	239-091-072	Estate Residential	$ 2,968.00
170	239-091-073	Estate Residential	$ 2,968.00
171	239-091-074	Estate Residential	$ 2,968.00
172	239-091-075	Estate Residential	$ 2,968.00
173	239-091-076	Estate Residential	$ 2,968.00
174	239-091-077	Estate Residential	$ 2,968.00
175	239-091-078	Estate Residential	$ 2,968.00
176	239-091-079	Estate Residential	$ 2,968.00
177	239-091-080	Estate Residential	$ 2,968.00
178	239-091-081	Estate Residential	$ 2,968.00
179	239-091-082	Estate Residential	$ 2,968.00
180	239-091-083	Estate Residential	$ 2,968.00
181	239-091-084	Estate Residential	$ 2,968.00
182	239-071-003	Estate Residential	$ 2,968.00
183	239-071-004	Estate Residential	$ 2,968.00
184	239-011-022	Estate Residential	$ 2,968.00
185	239-011-023	Estate Residential	$ 2,968.00
186	239-011-024	Estate Residential	$ 2,968.00
211	239-071-005	Estate Residential	$ 2,968.00
212	239-071-006	Estate Residential	$ 2,968.00
213	239-071-007	Estate Residential	$ 2,968.00

214	239-071-008	Estate Residential	$ 2,968.00
215	239-071-009	Estate Residential	$ 2,968.00
216	239-071-010	Estate Residential	$ 2,968.00
217	239-071-011	Estate Residential	$ 2,968.00
187	239-111-001	Estate Residential	$ 2,968.00
188	239-111-002	Estate Residential	$ 2,968.00
189	239-111-003	Estate Residential	$ 2,968.00
190	239-111-004	Estate Residential	$ 2,968.00
191	239-111-005	Estate Residential	$ 2,968.00
192	239-111-006	Estate Residential	$ 2,968.00
193	239-111-007	Estate Residential	$ 2,968.00
194	239-111-008	Estate Residential	$ 2,968.00
195	239-111-009	Estate Residential	$ 2,968.00
196	239-111-010	Estate Residential	$ 2,968.00
197	239-111-011	Estate Residential	$ 2,968.00
198	239-111-012	Estate Residential	$ 2,968.00
199	239-111-013	Estate Residential	$ 2,968.00
200	239-111-014	Estate Residential	$ 2,968.00
201	239-131-001	Estate Residential	$ 2,968.00
202	239-131-002	Estate Residential	$ 2,968.00
203	239-131-003	Estate Residential	$ 2,968.00
204	239-131-004	Estate Residential	$ 2,968.00
205	239-131-005	Estate Residential	$ 2,968.00
206	239-131-006	Estate Residential	$ 2,968.00
207	239-131-007	Estate Residential	$ 2,968.00
208	239-131-008	Estate Residential	$ 2,968.00

209	239-131-009	Estate Residential	$ 2,968.00
210	239-131-010	Estate Residential	$ 2,968.00
223	239-111-015	Estate Residential	$ 2,968.00
224	239-111-016	Estate Residential	$ 2,968.00
225	239-111-017	Estate Residential	$ 2,968.00
226	239-111-018	Estate Residential	$ 2,968.00
227	239-131-011	Estate Residential	$ 2,968.00
228	239-131-012	Estate Residential	$ 2,968.00
229	239-131-013	Estate Residential	$ 2,968.00
230	239-131-014	Estate Residential	$ 2,968.00
231	239-131-015	Estate Residential	$ 2,968.00
232	239-131-016	Estate Residential	$ 2,968.00
233	239-131-017	Estate Residential	$ 2,968.00
234	239-131-018	Estate Residential	$ 2,968.00
235	239-131-019	Estate Residential	$ 2,968.00
236	239-131-020	Estate Residential	$ 2,968.00
237	239-131-021	Estate Residential	$ 2,968.00
238	239-131-022	Estate Residential	$ 2,968.00
239	239-131-023	Estate Residential	$ 2,968.00
240	239-131-024	Estate Residential	$ 2,968.00
241	239-131-025	Estate Residential	$ 2,968.00
242	239-121-001	Estate Residential	$ 2,968.00
243	239-121-002	Estate Residential	$ 2,968.00
244	239-121-003	Estate Residential	$ 2,968.00
247	239-121-004	Estate Residential	$ 2,968.00
248	239-121-005	Estate Residential	$ 2,968.00

249	239-121-006	Estate Residential	$ 2,968.00
250	239-121-007	Estate Residential	$ 2,968.00
251	239-121-008	Estate Residential	$ 2,968.00
252	239-121-009	Estate Residential	$ 2,968.00
253	239-121-010	Estate Residential	$ 2,968.00
254	239-121-011	Estate Residential	$ 2,968.00
D1	239-101-011	Estate Residential	$ 2,968.00
D2	239-101-012	Estate Residential	$ 2,968.00
D3	239-101-013	Estate Residential	$ 2,968.00
D4	239-101-014	Estate Residential	$ 2,968.00
D5	239-101-015	Estate Residential	$ 2,968.00
D6	239-101-016	Estate Residential	$ 2,968.00
D7	239-101-017	Estate Residential	$ 2,968.00
D8	239-101-018	Estate Residential	$ 2,968.00
D9	239-101-031	Estate Residential	$ 2,968.00
D10	239-101-020	Estate Residential	$ 2,968.00
D11	239-101-021	Estate Residential	$ 2,968.00
D12	239-101-022	Estate Residential	$ 2,968.00
D13	239-101-023	Estate Residential	$ 2,968.00
D14	239-101-024	Estate Residential	$ 2,968.00
D15	239-101-025	Estate Residential	$ 2,968.00
D16	239-101-026	Estate Residential	$ 2,968.00
D17	239-101-027	Estate Residential	$ 2,968.00
D18	239-101-033	Estate Residential	$ 2,968.00
D19	239-101-029	Estate Residential	$ 2,968.00
D20	239-101-034	Estate Residential	$ 2,968.00

E1	239-102-004	Estate Residential	$ 2,968.00
E2	239-102-005	Estate Residential	$ 2,968.00
E3	239-102-006	Estate Residential	$ 2,968.00
E4	239-102-007	Estate Residential	$ 2,968.00
E5	239-102-008	Estate Residential	$ 2,968.00
E6	239-102-009	Estate Residential	$ 2,968.00
E7	239-102-010	Estate Residential	$ 2,968.00
E8	239-102-011	Estate Residential	$ 2,968.00
E9	239-102-012	Estate Residential	$ 2,968.00
E10	239-102-013	Estate Residential	$ 2,968.00
E11	239-102-014	Estate Residential	$ 2,968.00
E12	239-102-015	Estate Residential	$ 2,968.00
E13	239-102-016	Estate Residential	$ 2,968.00
E14	239-102-017	Estate Residential	$ 2,968.00
E15	239-102-018	Estate Residential	$ 2,968.00
E16	239-102-019	Estate Residential	$ 2,968.00
E17	239-102-020	Estate Residential	$ 2,968.00
E18	239-102-021	Estate Residential	$ 2,968.00
E19	239-102-022	Estate Residential	$ 2,968.00
E20	239-102-023	Estate Residential	$ 2,968.00
E21	239-102-024	Estate Residential	$ 2,968.00
E22	239-102-025	Estate Residential	$ 2,968.00
E23	239-102-026	Estate Residential	$ 2,968.00
E24	239-102-027	Estate Residential	$ 2,968.00
E25	239-102-028	Estate Residential	$ 2,968.00
E26	239-102-029	Estate Residential	$ 2,968.00

E27	239-102-030	Estate Residential	$ 2,968.00
E28	239-102-031	Estate Residential	$ 2,968.00
E29	239-102-032	Estate Residential	$ 2,968.00
F1	239-151-001	Estate Residential	$ 2,968.00
F2	239-151-002	Estate Residential	$ 2,968.00
F3	239-151-003	Estate Residential	$ 2,968.00
F4	239-151-004	Estate Residential	$ 2,968.00
F5	239-151-005	Estate Residential	$ 2,968.00
F6	239-151-006	Estate Residential	$ 2,968.00
F7	239-151-007	Estate Residential	$ 2,968.00
F8	239-151-008	Estate Residential	$ 2,968.00
F9	239-151-009	Estate Residential	$ 2,968.00
F10	239-151-010	Estate Residential	$ 2,968.00
F11	239-151-011	Estate Residential	$ 2,968.00
	157-131-010	Estate Residential	$ 2,968.00
	157-131-002	Estate Residential	$ 2,968.00
257	239-051-043	Ranch Club - Hacienda	$ 6,320.00
259	239-051-045	Ranch Club - Sports Center	$ 6,320.00
	239-051-046	Ranch Club - Equestrian	$ 6,320.00
263	239-091-092	Golf Club - Course	$ 31,832.00
265	239-091-086	Golf Club - Clubhouse	$ 31,832.00
27	239-041-001	Employee Housing	$ 2,968.00
28	239-041-002	Employee Housing	$ 2,968.00
29	239-041-003	Employee Housing	$ 2,968.00
30	239-041-004	Employee Housing	$ 2,968.00
31	239-041-005	Employee Housing	$ 2,968.00

61	239-051-030	Employee Housing	$ 2,968.00
62	239-051-031	Employee Housing	$ 2,968.00
63	239-061-001	Employee Housing	$ 2,968.00
64	239-061-002	Employee Housing	$ 2,968.00
92	239-091-017	Employee Housing	$ 2,968.00
93	239-091-018	Employee Housing	$ 2,968.00
F12	239-151-012	Employee Housing	$ 2,968.00

RESOLUTION NO. 26-09

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT ACTING IN ITS CAPACITY AS THE BOARD OF DIRECTORS OF COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY) OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT ORDERING A SPECIAL ELECTION ON A TAX MEASURE FOR SEPTEM BER 3, 2026, REQUESTING COUNTY ELECTIONS TO CONDUCT THE ELECTION AND REQUESTING CONSLIDATION WITH ANY OTHER ELECTION CONDUCTED BY THE COUNTY ON THAT DATE

WHEREAS, by its Resolution No. 26-08, adopted on July 22, 2026 (the “Resolution of Formation”), the Board of Directors established Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District (the “Road Quality Financing District”) pursuant to the Mello-Roos Community Facilities Act (Government Code Section 53311 et. seq.) (the “Act”); and

WHEREAS, a copy of the Resolution of Formation is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the boundaries of the Road Quality Financing District are the same as those of the CSD; and

WHEREAS, the purpose of the Road Quality Financing District is to fund Maintenance and operation of roads throughout the CSD, including necessary resurfacing, rehabilitation, preventative treatments, and similar work through the levy of a special tax described in the Resolution of Intention (the “Special Tax”); and

WHEREAS, the levy of the Special tax cannot occur until such levy has been approved by the qualified electors of the Road Quality Financing District; and

WHEREAS, such approval exists only if two-thirds of the votes cast upon the question of levying the tax are in favor of levying that tax.

WHEREAS, because at least 12 persons, who need not necessarily be the same 12 persons, have been registered to vote within the territory of the Road Quality Financing District for each of the 90 days preceding the close of the protest hearing held on July 22, 2026, the qualified electors of the Road Quality Financing District are the registered voters of the Road Quality Financing District, with each voter having one vote; and

WHEREAS, in order for the Road Quality Financing District to spend the funds raised by the Special Tax, the voters must approve an appropriations limit for the Road Quality Financing District (the “Appropriations Limit”); and

WHEREAS, Section 53353.5 of the Act authorizes the Board of Directors to submit to the electors a single measure that both approves the Special Tax and establishes the Appropriations Limit; and

WHEREAS, the Board of Directors desires to call a special election for November 3, 2026 for the purpose of submitting such a measure to the voters (the "Special Election"); and

WHEREAS, Section 10002 of the Elections Code authorizes the Board of Directors to request the Monterey County Board of Supervisors to permit the county elections official to render specified services to the CSD relating to the conduct of an election; and

WHEREAS, the CSD must reimburse the county in full for the services performed upon presentation of a bill to the CSD; and

WHEREAS, pursuant Section 10400 of the Elections Code, whenever two or more elections, including bond elections, of any legislative or congressional district, public district, city, county, or other political subdivision are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the governing body or bodies or officer or officers calling the elections; and

WHEREAS, desires that the Special Election be conducted by the Monterey County Elections Official and be consolidated with any elections occurring on the same date.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT ACTING IN ITS CAPACITY AS THE BOARD OF DIRECTORS OF COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY) OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The above recitals are all true and correct.

2. Call of Election. The Board of Directors hereby orders the Special Election to be called for November 3, 2026 and requests that the Special Election be consolidated with any and all elections also called to be held on that same date.

3. Request for Services. The Board of Directors requests the Board of Supervisors of the County of Monterey to permit the Monterey County Elections Department to provide any and all services necessary for conducting the Special Election and agrees to pay for said services in full.

4. Question Submitted. The following question is submitted to the voters at the Special Election:

Shall a special tax to maintain and operate Santa Lucia's roads (including necessary resurfacing, rehabilitation, preventative treatments, and similar work) be levied annually for 15 years at an initial rate of $2,968 per year for developed and undeveloped estate residential parcels with rates for other parcels shown in Resolution No. 26-08, with all rates subject to a 2% annual inflation adjustment, initially generating approximately $999,736 and shall Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District have an appropriations limit of $1,350,000?	YES	
	NO	

4. Measure Text. the Monterey County Elections Department is requested to print the attached full measure text (as shown in Exhibit "A" hereto) in the voter information guide for the November 3, 2026 election

5. Voter Approval Requirement. In order to pass, this measure requires two-thirds voter approval.

6. Effective Date. This Resolution shall be effective immediately upon adoption.

7. Certification. The Secretary shall certify to the adoption of this Resolution, and shall maintain on file as a public record this Resolution.

APPROVED AND ADOPTED this 22nd day of July, 2026 by the following vote:

AYES:

NOES:

ABSENT:

____

Chair

ATTEST:

____

Secretary

Exhibit “A”

Measure

RESOLUTION NO. 26-06

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT DECLARING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY) OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN

WHEREAS, the Santa Lucia Community Services District (the "CSD") is responsible for operating and maintaining a system of roads within the CSD's boundaries; and

WHEREAS, the CSD engaged Willdan to study the condition of the CSD's roads and to identify the work needed to bring these roads to satisfactory condition and to maintain them at that condition; and

WHEREAS, in its 2025 Pavement Management System Update, Willdan determined that the roads require preventative treatments and, in many cases, more intensive treatments such as resurfacing or rehabilitation; and

WHEREAS, the CSD lacks a funding stream to pay for this work; and

WHEREAS, pursuant to Section 61121(b) of the Government Code, the CSD is authorized to levy special taxes in the manner set forth in the Mello-Roos Community Facilities Act (Government Code Section 53311 et. seq.) (the "Act"); and

WHEREAS, in order to levy a tax pursuant to the Act, the Board of Directors must establish a Community Facilities District (a "Financing District"); and

WHEREAS, the Board of Directors desires to establish a Financing District, coextensive with the boundaries of the CSD, to fund the maintenance and restoration of its roads; and

WHEREAS, such use of the Act is consistent with the CSD's adopted goals and policies for the use of the Act; and

WHEREAS, the Board of Directors desires to initiate proceedings to establish that Financing District;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The above recitals are all true and correct.

2. Initiation of Proceedings. The Board of Directors proposes to establish a Financing District (the "Road Quality Financing District") pursuant to the Act.

3. Name of Financing District. The Road Quality Financing District shall be designated "Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District."

4. Boundaries of Financing District. The Road Quality Financing District is proposed to have boundaries that are coextensive with the boundaries of the CSD. Reference is made to the boundary map titled "PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY) OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT, SANTA LUCIA COMMUNITY SERVICES DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA", (the "Boundary Map") which is on file in the offices of the CSD, available for public inspection, and incorporated herein by reference.

Territory that is dedicated or restricted to agricultural, open-space, or conservation use, as those terms are used in Section 53312.8 of the Act, are not a part of the Road Quality Financing District and are not subject to taxation in connection with the Road Quality Financing District.

5. Description of Services and Facilities. The following is a general description of the services and facilities (the "Services") to be provided: Maintenance and operation of roads throughout the CSD, including necessary resurfacing, rehabilitation, preventative treatments, and similar work.

6. Special Tax. Except where funds are otherwise available, a special tax sufficient to pay for the Services and the administrative expenses of the Road Quality Financing District, secured by recordation of a continuing lien against all nonexempt real property in the Road Quality Financing District, will be annually levied within the Road Quality Financing District (the "Special Tax"). Under no circumstances will the special tax levied in any fiscal year against any parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Road Quality Financing District by more than 10 percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. A complete description of the rate and method of apportionment of the Special Tax is attached hereto as Exhibit "A" and incorporated herein.

The Special Tax will be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

The Special Tax will be collected for 15 consecutive fiscal years, with the first year being Fiscal Year 2027-28 and the final year being Fiscal Year 2041-42.

No adjustments in ad valorem property taxes is authorized in connection with the Road Quality Financing District.

7. Public Hearing. On July 22, 2026, at 9:00 AM (or as soon thereafter as practical), in the Golf Library located at 19 Pronghorn Run, Carmel, California, the Board of Directors will hold a public hearing on the establishment of the Road Quality Financing District. At the hearing the testimony of all interested persons or taxpayers for or against the establishment of the Road Quality Financing District, the extent of the Road Quality Financing District, or the furnishing of specified types of public facilities or services will be heard. At the Hearing, protests against the establishment of the Road Quality Financing

District, the extent of the District, or the furnishing of specified types of services within the Road Quality Financing District may be made in writing by any interested person or taxpayer.

If 50 percent or more of the registered voters residing within the territory proposed to be included in the Road Quality Financing District, or the owners of one-half or more of the area of the land in the territory proposed to be included in the Road Quality Financing District and not exempt from the special tax, file written protests against the establishment of the Road Quality Financing District, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the Road Quality Financing District or to authorize the Special Tax shall be taken for a period of one year from the date of the decision of the legislative body.

If the majority protests of the registered voters or of the landowners are only against the furnishing of a specified type or types of facilities or services within the Road Quality Financing District, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of formation.

8. Election. Concurrently with, or subsequently to, the establishment of the District, the Board of Directors may submit the levy of the Special Tax to the qualified electors of the Road Quality Financing District. The qualified electors of the Road Quality Financing District will be the registered voters within the boundaries of the Road Quality Financing District (i.e. the registered voters of the CSD). The election will be conducted by the Monterey County Registrar of Voters. Each registered voter will have one vote, and in order for the tax measure to be adopted it must be approved by two-thirds of the votes cast on the measure. The measure may also establish an appropriations limit for the Road Quality Financing District. No tax may be levied in connection with the Road Quality Financing District unless that tax has been approved by the voters as set forth in this Section.

9. Public Interest. Pursuant to Section 53329.5(c) of the Act, the Board of Directors finds that the public interest will not be served by allowing property owners in the Road Quality Financing District to enter into a contract pursuant to Section 53329.5(a) of the Act.

10. Report. The Board of Directors directs the staff of the CSD to study the proposed Road Quality Financing District and, at or before the time of the Hearing, to file a report with the Board of Directors containing the information required by Section 53321.5 of the Act.

11. Effective Date. This Resolution shall be effective immediately upon adoption.

12. Boundary Map and Notice. Staff shall cause the Boundary Map to be filed in the Office of the County Recorder no later than fifteen (15) days after the date of adoption of this Resolution and shall give notice of the public hearing as required by law.

13. Certification. The Secretary shall certify the adoption of this Resolution, and shall maintain on file as a public record this Resolution.

APPROVED AND ADOPTED this 3rd day of June, 2026 by the following vote:

AYES: BOITANO, DENT, WHITFIELD, THORNE, EASTMAN
NOES: 0
ABSENT: 0

Chair

ATTEST:

Secretary

Attachment “A”

Rate and Method of Apportionment

COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY)
OF THE SANTA LUCIA COMMUNTY SERVICES DISTRICT

A Special Tax for Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District shall be levied on Assessor's Parcels in the Road Quality Financing District and collected each Fiscal Year commencing in Fiscal Year 2027-28 in an amount determined by the CSD through the application of the rate and method of apportionment of the Special Tax set forth below. The real property in the Road Quality Financing District, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Act” means the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq).

“Administrative Expenses” means the expenses incurred by the CSD as administrator of the Road Quality Financing District to determine, levy and collect the Special Taxes, including the fees of consultants, legal counsel, the costs of collecting installments of the Special Taxes, preparation of required reports; and any other costs required to administer the Road Quality Financing District as determined by the CSD.

“Assessor's Parcel” or “Parcel” means a lot or parcel shown on the official map of the Monterey County Assessor designating parcels by assessor's parcel number.

“Base Year” means Fiscal Year 2027-28.

“CSD” means the Santa Lucia Community Services District.

“Road Quality Financing District Administrator” means the official of the CSD, or designee thereof, responsible for determining the Special Tax Requirement and administrating the levy and collection of the Special Taxes.

“Road Quality Financing District” means Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District.

“Fiscal Year” means the period starting July 1 and ending the following June 30.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C below that can be levied in the Road Quality Financing District in any Fiscal Year on any Assessor's Parcel.

“Proportionately” means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for each parcel.

“Special Tax” means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax Requirement and shall include Special Taxes levied or to be levied under Sections C and D, below.

"Special Tax Requirement" means, for each Tax Rate Area separately, the amount required in any Fiscal Year to: (i) pay for the services and facilities financed by the Road Quality Financing District; (ii) pay Administrative Expenses; (iii) build reserves towards services and facilities to be provided or built in a subsequent year ; and (iv) pay for anticipated delinquent Special Taxes (not to exceed 10% of total requirement) less any surplus of funds available from the previous Fiscal Year's Special Tax levy.

“Taxable Property” means the parcels listed in Section H, below.

B. MAXIMUM SPECIAL TAX RATES

For the Base Year, the Maximum Special Tax for Taxable Property will be as follows:

Classification	Rate
Estate Residential Parcels:	$2,968.00
Employee Residential Parcels	$2,968.00
Ranch Club Hacienda:	$6,320.00
Ranch Club Sports Center:	$6,320.00
Ranch Club Equestrian:	$6,320.00
Golf Club Clubhouse:	$31,832.00
Golf Club Course:	$31,832.00

Beginning with Fiscal Year 2028-29, each Maximum Special Tax rate for the fiscal year shall be increased by 2% with respect to the Maximum Special Tax rate for the prior fiscal year.

Only Taxable Property shall be subject to the Special Tax.

C. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2027-28 and for each following Fiscal Year, the Road Quality Financing District Administrator shall levy the Special Tax Proportionately on each Assessor’s Parcel, whether Developed or Undeveloped, within that Tax Rate Area at up to 100% of the applicable Maximum Special Tax until the amount levied is equal to the Special Tax Requirement assigned to that Tax Rate Area in that Fiscal Year.

D. APPEALS

The Board of Directors of the CSD may interpret this Rate and Method of Apportionment for purposes of clarifying any ambiguity and make determinations relative to the annual administration of the Special Tax and any landowner appeals. Any decision of the CSD shall be final and binding as to all persons.

E. PREPAYMENT OF SPECIAL TAX OBLIGATION

The Special Tax may be prepaid by paying to the CSD, for credit to the Road Quality Financing District fund, the sum of the maximum taxes for all remaining years of the term of the Special Tax and well as any unpaid past taxes.

F. TERM OF SPECIAL TAX

The Special Tax, unless earlier terminated by the Board, shall be levied for 15 years, with the initial year as Fiscal Year 2027-28 and the final year as Fiscal Year 2041-42.

G. TAXABLE PARCELS

The following is a list of the Taxable Parcels, by Assessors Parcel Number, as well as the classification of each parcel for purposes of assigning the special tax. In the event a listed parcel is assigned a new Assessors Parcel Number, it shall remain a Taxable Parcel. In the event a Taxable Parcel is split into multiple parcels, the tax shall remain on the parcel that has the highest assessed value. However, in the event a Taxable Parcel is divided in a manner that increases the total number of residences that can be built on the territory comprising the original Taxable Parcel, each resulting parcel capable of residential development shall be treated as a separate Taxable Parcel subject to the full tax for a residential parcel. In the event two or more parcels are merged, the merged parcel shall, for purposes of calculating the applicable tax, be treated as if it is the union of all of the taxes that would have applied to the parcels that are merged; for example, if two residential parcels are merged, the resulting parcel's maximum tax shall be calculated as if the parcel were two residential parcels. If a parcel is actually developed with multifamily housing, the maximum tax in any fiscal year subsequent to the fiscal year in which the certificate of occupancy for such multifamily housing is issued, shall be the greater of (i) the maximum tax calculated pursuant to the previous sentence of this paragraph or (ii) the maximum tax for a residential parcel multiplied by the number of dwelling units for which certificates of occupancy have been issued.

Taxable Parcels
SANTA LUCIA COMMUNITY SERVICES DISTRICT

LOT NO.	APN	NOTES
1	239-021-001	Estate Residential
2	239-031-015	Estate Residential
3	239-021-002	Estate Residential
4	239-021-003	Estate Residential
5	239-021-004	Estate Residential
6	239-021-005	Estate Residential
7	239-021-006	Estate Residential
8	239-021-007	Estate Residential
9	239-021-008	Estate Residential
10	239-021-009	Estate Residential
11	239-021-010	Estate Residential
12	239-031-001	Estate Residential
13	239-031-002	Estate Residential
14	239-031-003	Estate Residential
15	239-031-004	Estate Residential
16	239-031-005	Estate Residential
17	239-031-006	Estate Residential
18	239-031-007	Estate Residential
19	239-031-023	Estate Residential
20	239-031-022	Estate Residential
22	239-031-011	Estate Residential
23	239-031-012	Estate Residential
24	239-031-013	Estate Residential
25	239-031-014	Estate Residential
26	239-051-040	Estate Residential
32	239-051-001	Estate Residential
33	239-051-002	Estate Residential
34	239-051-003	Estate Residential
35	239-051-004	Estate Residential
36	239-051-005	Estate Residential
37	239-051-006	Estate Residential
38	239-051-007	Estate Residential
39	239-051-008	Estate Residential
40	239-051-009	Estate Residential
41	239-051-010	Estate Residential

42	239-051-011	Estate Residential
43	239-051-012	Estate Residential
44	239-051-013	Estate Residential
45	239-051-014	Estate Residential
46	239-051-015	Estate Residential
47	239-051-016	Estate Residential
48	239-051-017	Estate Residential
49	239-051-018	Estate Residential
50	239-051-019	Estate Residential
51	239-051-020	Estate Residential
52	239-051-021	Estate Residential
53	239-051-022	Estate Residential
54	239-051-023	Estate Residential
55	239-051-024	Estate Residential
56	239-051-025	Estate Residential
57	239-051-026	Estate Residential
58	239-051-027	Estate Residential
59	239-051-028	Estate Residential
60	239-051-029	Estate Residential
65	239-061-011	Estate Residential
66	239-061-004	Estate Residential
67	239-061-005	Estate Residential
68	239-051-032	Estate Residential
69	239-051-033	Estate Residential
70	239-051-034	Estate Residential
71	239-051-035	Estate Residential
72	239-051-036	Estate Residential
73	239-051-037	Estate Residential
74	239-051-038	Estate Residential
75	239-051-039	Estate Residential
135	239-041-006	Estate Residential
136	239-041-007	Estate Residential
137	239-041-008	Estate Residential
138	239-041-009	Estate Residential
139	239-041-010	Estate Residential
140	239-041-011	Estate Residential
141	239-041-012	Estate Residential
142	239-041-013	Estate Residential
143	239-041-014	Estate Residential
144	239-041-015	Estate Residential
145	239-041-016	Estate Residential
146	239-041-017	Estate Residential
147	239-041-018	Estate Residential

148	239-041-019	Estate Residential
149	239-041-020	Estate Residential
150	239-041-021	Estate Residential
151	239-041-022	Estate Residential
152	239-041-023	Estate Residential
153	239-041-024	Estate Residential
154	239-041-025	Estate Residential
76	239-091-001	Estate Residential
77	239-091-002	Estate Residential
78	239-091-003	Estate Residential
79	239-091-004	Estate Residential
80	239-091-005	Estate Residential
81	239-091-006	Estate Residential
82	239-091-007	Estate Residential
83	239-091-008	Estate Residential
84	239-091-009	Estate Residential
85	239-091-010	Estate Residential
86	239-091-011	Estate Residential
87	239-091-012	Estate Residential
88	239-091-013	Estate Residential
89	239-091-014	Estate Residential
90	239-091-015	Estate Residential
91	239-091-016	Estate Residential
94	239-091-019	Estate Residential
95	239-091-020	Estate Residential
96	239-091-021	Estate Residential
97	239-091-022	Estate Residential
98	239-091-023	Estate Residential
99	239-091-024	Estate Residential
100	239-091-025	Estate Residential
101	239-091-026	Estate Residential
102	239-091-027	Estate Residential
103	239-091-028	Estate Residential
104	239-091-029	Estate Residential
105	239-091-030	Estate Residential
106	239-091-031	Estate Residential
107	239-091-032	Estate Residential
108	239-091-033	Estate Residential
109	239-091-091	Estate Residential
110	239-091-090	Estate Residential
111	239-091-036	Estate Residential
112	239-091-037	Estate Residential
113	239-091-038	Estate Residential

114	239-091-039	Estate Residential
115	239-091-040	Estate Residential
116	239-091-041	Estate Residential
117	239-091-042	Estate Residential
118	239-091-043	Estate Residential
119	239-091-044	Estate Residential
120	239-091-045	Estate Residential
121	239-091-046	Estate Residential
122	239-091-047	Estate Residential
123	239-091-048	Estate Residential
124	239-091-049	Estate Residential
125	239-091-050	Estate Residential
126	239-091-051	Estate Residential
127	239-091-052	Estate Residential
128	239-091-053	Estate Residential
129	239-091-054	Estate Residential
130	239-091-055	Estate Residential
131	239-091-056	Estate Residential
132	239-091-057	Estate Residential
133	239-071-001	Estate Residential
134	239-071-002	Estate Residential
155	239-091-058	Estate Residential
156	239-091-059	Estate Residential
157	239-091-060	Estate Residential
158	239-091-061	Estate Residential
159	239-091-062	Estate Residential
160	239-091-063	Estate Residential
161	239-091-064	Estate Residential
162	239-091-065	Estate Residential
163	239-091-066	Estate Residential
164	239-091-067	Estate Residential
165	239-091-068	Estate Residential
166	239-091-069	Estate Residential
167	239-091-070	Estate Residential
168	239-091-071	Estate Residential
169	239-091-072	Estate Residential
170	239-091-073	Estate Residential
171	239-091-074	Estate Residential
172	239-091-075	Estate Residential
173	239-091-076	Estate Residential
174	239-091-077	Estate Residential
175	239-091-078	Estate Residential
176	239-091-079	Estate Residential

177	239-091-080	Estate Residential
178	239-091-081	Estate Residential
179	239-091-082	Estate Residential
180	239-091-083	Estate Residential
181	239-091-084	Estate Residential
182	239-071-003	Estate Residential
183	239-071-004	Estate Residential
184	239-011-022	Estate Residential
185	239-011-023	Estate Residential
186	239-011-024	Estate Residential
211	239-071-005	Estate Residential
212	239-071-006	Estate Residential
213	239-071-007	Estate Residential
214	239-071-008	Estate Residential
215	239-071-009	Estate Residential
216	239-071-010	Estate Residential
217	239-071-011	Estate Residential
187	239-111-001	Estate Residential
188	239-111-002	Estate Residential
189	239-111-003	Estate Residential
190	239-111-004	Estate Residential
191	239-111-005	Estate Residential
192	239-111-006	Estate Residential
193	239-111-007	Estate Residential
194	239-111-008	Estate Residential
195	239-111-009	Estate Residential
196	239-111-010	Estate Residential
197	239-111-011	Estate Residential
198	239-111-012	Estate Residential
199	239-111-013	Estate Residential
200	239-111-014	Estate Residential
201	239-131-001	Estate Residential
202	239-131-002	Estate Residential
203	239-131-003	Estate Residential
204	239-131-004	Estate Residential
205	239-131-005	Estate Residential
206	239-131-006	Estate Residential
207	239-131-007	Estate Residential
208	239-131-008	Estate Residential
209	239-131-009	Estate Residential
210	239-131-010	Estate Residential
223	239-111-015	Estate Residential
224	239-111-016	Estate Residential

225	239-111-017	Estate Residential
226	239-111-018	Estate Residential
227	239-131-011	Estate Residential
228	239-131-012	Estate Residential
229	239-131-013	Estate Residential
230	239-131-014	Estate Residential
231	239-131-015	Estate Residential
232	239-131-016	Estate Residential
233	239-131-017	Estate Residential
234	239-131-018	Estate Residential
235	239-131-019	Estate Residential
236	239-131-020	Estate Residential
237	239-131-021	Estate Residential
238	239-131-022	Estate Residential
239	239-131-023	Estate Residential
240	239-131-024	Estate Residential
241	239-131-025	Estate Residential
242	239-121-001	Estate Residential
243	239-121-002	Estate Residential
244	239-121-003	Estate Residential
247	239-121-004	Estate Residential
248	239-121-005	Estate Residential
249	239-121-006	Estate Residential
250	239-121-007	Estate Residential
251	239-121-008	Estate Residential
252	239-121-009	Estate Residential
253	239-121-010	Estate Residential
254	239-121-011	Estate Residential
D1	239-101-011	Estate Residential
D2	239-101-012	Estate Residential
D3	239-101-013	Estate Residential
D4	239-101-014	Estate Residential
D5	239-101-015	Estate Residential
D6	239-101-016	Estate Residential
D7	239-101-017	Estate Residential
D8	239-101-018	Estate Residential
D9	239-101-031	Estate Residential
D10	239-101-020	Estate Residential
D11	239-101-021	Estate Residential
D12	239-101-022	Estate Residential
D13	239-101-023	Estate Residential
D14	239-101-024	Estate Residential
D15	239-101-025	Estate Residential

D16	239-101-026	Estate Residential
D17	239-101-027	Estate Residential
D18	239-101-033	Estate Residential
D19	239-101-029	Estate Residential
D20	239-101-034	Estate Residential
E1	239-102-004	Estate Residential
E2	239-102-005	Estate Residential
E3	239-102-006	Estate Residential
E4	239-102-007	Estate Residential
E5	239-102-008	Estate Residential
E6	239-102-009	Estate Residential
E7	239-102-010	Estate Residential
E8	239-102-011	Estate Residential
E9	239-102-012	Estate Residential
E10	239-102-013	Estate Residential
E11	239-102-014	Estate Residential
E12	239-102-015	Estate Residential
E13	239-102-016	Estate Residential
E14	239-102-017	Estate Residential
E15	239-102-018	Estate Residential
E16	239-102-019	Estate Residential
E17	239-102-020	Estate Residential
E18	239-102-021	Estate Residential
E19	239-102-022	Estate Residential
E20	239-102-023	Estate Residential
E21	239-102-024	Estate Residential
E22	239-102-025	Estate Residential
E23	239-102-026	Estate Residential
E24	239-102-027	Estate Residential
E25	239-102-028	Estate Residential
E26	239-102-029	Estate Residential
E27	239-102-030	Estate Residential
E28	239-102-031	Estate Residential
E29	239-102-032	Estate Residential
F1	239-151-001	Estate Residential
F2	239-151-002	Estate Residential
F3	239-151-003	Estate Residential
F4	239-151-004	Estate Residential
F5	239-151-005	Estate Residential
F6	239-151-006	Estate Residential
F7	239-151-007	Estate Residential
F8	239-151-008	Estate Residential
F9	239-151-009	Estate Residential

F10	239-151-010	Estate Residential
F11	239-151-011	Estate Residential
	157-131-010	Estate Residential
	157-131-002	Estate Residential
257	239-051-043	Ranch Club - Hacienda
259	239-051-045	Ranch Club - Sports Center
	239-051-046	Ranch Club - Equestrian
263	239-091-092	Golf Club - Course
265	239-091-086	Golf Club - Clubhouse
27	239-041-001	Employee Housing
28	239-041-002	Employee Housing
29	239-041-003	Employee Housing
30	239-041-004	Employee Housing
31	239-041-005	Employee Housing
61	239-051-030	Employee Housing
62	239-051-031	Employee Housing
63	239-061-001	Employee Housing
64	239-061-002	Employee Housing
92	239-091-017	Employee Housing
93	239-091-018	Employee Housing
F12	239-151-012	Employee Housing

SANTA LUCIA COMMUNITY SERVICES DISTRICT

EXHIBIT 7-01

Meeting Date: **July 22, 2026**
To: **Santa Lucia Community Services District Board**
From: **Phil Penko, Director of Security**

Project/Matter: **Quarterly Security Report**
Background: Quarterly report to the Board.
Budget: None
Implementation: The Board has requested a quarterly report on Security matters within the District.

Justification: Promote and monitor life, health and safety within the Preserve community and neighboring properties.

Recommendation: Board review and consideration of Quarterly Report and Emergency Responses.
Exhibits:

Executive Summary

While the third quarter saw an increase in activity with more visitors and events on the Preserve, traffic measured with stationary radar displays dropped by just over 3000 vehicles. Oddly enough, the volume of vehicles using Chamisal Pass increased while the volume on Rancho San Carlos decreased. The fastest speed measured on Chamisal was 41.8 MPH while on RSC, it was 48.1 MPH. These occurred in long straightaways.

Fortunately, there were no significant events which resulted in serious injury or property damage. The Ferrari event in late June was well attended and without incident.

A member of the Security team resigned in early April, which stretched the team thin although they all performed admirably. As the quarter drew to a close, we added two new officers; one a 26-year veteran of the California Highway Patrol and a security professional with over ten years of experience. The latter is our new overnight officer.

For more granular data, please review the tables below:

	Q1	Q2	Q3	Q4		Q1	Q2	Q3	Q4
Average Speed	32.16/29.69	33.27/27.65			Burglar Alarms	22	18		
Total Radar Traffic	19,332/9,587	14,271/11,486			Fire Alarms	8	4		
Contractor Citations	5	5			Other Alarms	1	1		
Contractor Warnings	7	3			Earthquakes	0	1		
Staff Citations	0	2			Owner Requests	64	110		
Staff Warnings	1	1			Storm Checks	19	0		
Guest Citations	0	0			Complaints	0	0		
Guest Warnings	0	1			Medical	4			
Owners/Member Letters/Citations	0	0			Property Damage	2	1		
Owner/Member Warnings	3	1			Traffic Collisions	3	3		
Vendor Citations	1	3			Trespass	1	3		

Vendor Warnings	**1**	**2**			Fires	**0**	**0**		
					Home Inspections***	**63**	**93**		

* RSC/Chamisal Pass ** RSC/ Chamisal Pass
*** Security took this over from Resident Services on February 3, 2026

Significant Events

Date	Event	Type/Location	Nature/Outcome
4/9/2026	Rattlesnake	Inside the stairwell at the Golf Club kitchen.	The snake was captured and relocated.
4/25/2026	Non-injury collision	Golfcart rollover	Golfcart lost traction in wet conditions, slid down a hill, caught the cart path, and rolled over.
5/20/2026	Non-injury traffic collision	Vehicle Rollaway	A guest had her unoccupied vehicle rollaway offroad from a resident's driveway.
6/16/2026	Non-injury traffic Collision	Contractor speeding, lost control, and ran off the road.	Banned from the SLP
6/20/2026	Trespassing	Moore's Lake	Fake resident sticker on vehicle and followed another vehicle through a gate on Robinson Canyon.
6/20/2026	Ferrari Event	Hacienda	No issues.
6/20/2026	Smoke Investigation	RSC near Vista Cielo	The USD cameras mistook the lighting from the Ferrari event as smoke/fire.
6/26/2026	Non-injury traffic collision	Vasquez East Gate	A dump truck tried to follow another vehicle through and the gate closed on her.

Respectfully Submitted,

Philip J. Penko
Director of Security
Santa Lucia Preserve

SANTA LUCIA COMMUNITY SERVICES DISTRICT

EXHIBIT 7-02

Meeting Date: **July 22, 2026**
To: **Santa Lucia Community Services District Board**
From: **Shaw S. Pick, General Manager**

Project/Matter: **Quarterly Financial Report**

Background: The Board has requested staff to provide a Quarterly Report regarding the financial position of the District. A variance report will be brought before the Board quarterly of each calendar year.
The District is required to be audited on an annual basis.

Budget: None

Implementation: Ongoing

Justification: Update board on financial status of SLCSD

Recommendation: Board consideration regarding quarterly report, Draft Budget FY 2026-2027

Exhibits:

7-02 a -	Statement of Net Position (ending May 31, 2026)	
7-02 b -	Statement of Rev's and Exp's (ending May 31, 2026)	
7-02 c -	Statement of Cash Flow (ending May 31, 2026)	
7-02 d -	Draft Budget Packet FY 2026-27	

05 - SANTA LUCIA COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

	Unaudited 5/31/2026	Audited 06/30/2025	Audited 06/30/2024	Unaudited 5/31/2025
ASSETS				
CURRENT ASSETS:				
Cash and cash equivalents	4,060,896	2,887,040	2,467,473	3,206,471
Accounts receivable:				
Property related fees	(40,826)	304,537	580,525	(101,845)
Affiliate receivable	-	-	393,170	-
Other receivable	135,821	149,054	128,486	155,520
Prepaid expenses	118,820	101,212	114,520	122,412
Inventory	17,033	9,359	17,178	16,270
Total current assets	4,291,745	3,451,202	3,701,352	3,398,828
CAPITAL ASSETS - NET	30,366,913	31,324,349	32,347,226	31,487,321
TOTAL ASSETS	34,658,657	34,775,551	36,048,578	34,886,148
LIABILITIES				
CURRENT LIABILITIES:				
Accounts payable	466,910	137,296	481,828	140,176
Affiliate payable	560,031	47,874	-	113,520
Accrued liabilities	339,562	188,434	291,294	320,289
Deferred Revenue - Property Related Fees	137,794	137,794	185,209	137,794
Total current liabilities	1,504,296	511,397	958,331	711,779
NONCURRENT LIABILITIES:				
Accrued compensated absences	265,564	218,614	241,063	249,249
Long-term debt	445,259	616,711	781,005	616,711
Total noncurrent liabilities	710,824	835,325	1,022,068	865,961
TOTAL LIABILITIES	2,215,120	1,346,722	1,980,399	1,577,740
NET POSITION				
Invested in net capital assets, less related debt	29,921,653	30,707,637	31,566,221	30,870,609
Unrestricted	2,521,884	2,721,191	2,501,958	2,437,799
TOTAL NET POSITION	32,443,537	33,428,829	34,068,179	33,308,408
TOTAL LIABILITIES and NET POSITION	34,658,657	34,775,551	36,048,578	34,886,148

The Santa Lucia Community Services District
Statement of Revenues & Expenses
May, 2026

	Year to Date	Budget YTD	Variance	Total Budget FYE 2025-2026	May, 2025 Year to Date	Variance
Revenue						
Tax Assessments - Road, Water & Security	$ 6,526,124	$ 6,526,124	$ -	$ 7,119,390	$ 6,099,192	$ 426,932
Tax Assessments - Wastewater(sewer & septic)	$ 448,074	$ 448,077	$ (3)	$ 488,811	$ 418,770	$ 29,304
Water Meter Charges	$ 515,103	$ 486,089	$ 29,014	$ 521,369	$ 485,872	$ 29,231
Security & Gate Ops Dept.(tags & fines)	$ 29,098	$ 18,144	$ 10,954	$ 19,014	$ 19,484	$ 9,614
Property Operations (Roads and Drainage Maint)	$ 78,928	$ 69,676	$ 9,252	$ 97,008	$ 81,126	$ (2,198)
Brush Management & Fire Safety	$ 432,716	$ 441,716	$ (9,000)	$ 481,872	$ 443,216	$ (10,500)
Trash Services	$ 296,116	$ 285,758	$ 10,358	$ 311,736	$ 285,888	$ 10,228
Fire/EMS	$ 384,659	$ 384,656	$ 3	$ 419,625	$ 371,646	$ 13,013
Housing Management Fee	$ -	$ -	$ -	$ -	$ 6,000	$ (6,000)
Total Revenue	**$ 8,710,818**	**$ 8,660,240**	**$ 50,578**	**$ 9,458,825**	**$ 8,211,194**	**$ 499,624**
Operating Expenses by Department						
Water Service	$ 1,928,450	$ 1,947,618	$ 19,168	$ 2,122,763	$ 1,801,763	$ (126,687)
Wastewater Collection & Treatment	$ 269,027	$ 295,142	$ 26,115	$ 318,724	$ 257,144	$ (11,883)
Road & Drainage Maintenance - (net of reimbursements)	$ 1,618,108	$ 1,532,636	$ (85,472)	$ 1,653,325	$ 1,025,185	$ (592,923)
Security & Gate Operations	$ 1,371,310	$ 1,516,858	$ 145,548	$ 1,649,439	$ 1,386,694	$ 15,384
Brush Management & Fire Safety	$ 393,638	$ 389,838	$ (3,801)	$ 415,259	$ 432,181	$ 38,543
Trash Services	$ 291,819	$ 294,794	$ 2,974	$ 324,042	$ 291,408	$ (411)
Fire/EMS	$ 357,379	$ 383,458	$ 26,078	$ 418,318	$ 353,033	$ (4,346)
General & Administrative	$ 1,717,145	$ 1,797,234	$ 80,089	$ 1,943,911	$ 1,893,370	$ 176,225
Total Operating Expense	**$ 7,946,876**	**$ 8,157,578**	**$ 210,702**	**$ 8,845,781**	**$ 7,440,778**	**$ (506,098)**
Operating Surplus (Deficiency) - Before Loan Pmts	**$ 763,942**	**$ 502,662**	**$ 261,280**	**$ 613,044**	**$ 770,416**	**$ (6,474)**
Less: Loan Payments (Prin + Int)	$ (146,487)	$ (146,487)	$ -	$ (159,804)	$ (146,470)	$ (17)
Operating Surplus (Deficiency)	**$ 617,455**	**$ 356,175**	**$ 261,280**	**$ 453,240**	**$ 623,946**	**$ (6,491)**
Other Income (Expense)						
Plus: Interest Income	$ 69,800	$ 55,000	$ 14,800	$ 60,000	$ 71,345	$ (1,545)
Plus: Capital Grants Income	$ -	$ -	$ -	$ -	$ 196,431	$ (196,431)
Plus: Miscellaneous Income	$ 3,540	$ -	$ 3,540	$ 10,000	$ -	$ 3,540
Less: Depreciation Expense	$ (1,673,845)	$ (1,727,000)	$ 53,155	$ (1,884,000)	$ (1,650,039)	$ (23,806)
Less: Replacements and Reserves	$ (2,242)	$ -	$ (2,242)	$ -	$ (1,452)	$ (790)
Total Other Cash Flow (Use)	**$ (1,602,747)**	**$ (1,672,000)**	**$ 69,253**	**$ (1,814,000)**	**$ (1,383,715)**	**$ (219,032)**
Net Income	**$ (985,292)**	**$ (1,315,825)**	**$ 330,533**	**$ (1,360,760)**	**$ (759,769)**	**$ (225,523)**
Other Cash Flow (Use)						
Plus: Depreciation Expense	$ 1,673,845	$ 1,727,000	$ (53,155)	$ 1,884,000	$ 1,650,039	$ 23,806
Less: Capital Expenditures	$ (724,090)	$ (651,750)	$ (72,340)	$ (711,000)	$ (799,382)	$ 75,291
Total Other Cash Flow (Use)	**$ 949,755**	**$ 1,075,250**	**$ (125,495)**	**$ 1,173,000**	**$ 850,657**	**$ 99,097**
Total Surplus (Deficiency)	**$ (35,537)**	**$ (240,575)**	**$ 205,038**	**$ (187,760)**	**$ 90,888**	**$ (126,426)**

05 - SANTA LUCIA COMMUNITY SERVICES DISTRICT
STATEMENT OF CASH FLOW

	Unaudited 5/31/2026		Unaudited 5/31/2025	
Statement of Cash Flows				
Cash Flow from Operating Activities				
Net Income	(985,291)		(759,769)	
Adjustments to reconcile net income to net cash provided by operating activities:				
Depreciation and amortization	1,682,912		1,659,286	
Changes in other accounts affecting operations:				
(Increase)/decrease in accounts receivable	358,596		655,335	
(Increase)/decrease in prepaid expenses	(17,608)		(7,892)	
(Increase)/decrease in inventories	(7,674)		908	
(Increase)/decrease in notes receivable	-		-	
Increase/(decrease) in accounts payable	329,614		(341,651)	
Increase/(decrease) in accrued liabilities	151,128		28,996	
Increase/(decrease) in deferred revenues	-		(47,416)	
Increase/(decrease) in other liabilities	46,950		8,186	
Increase/(decrease) in affiliate balance	512,157		506,690	
Net cash provided by operating activities		2,070,784		1,702,674
Cash Flow from Investing Activities				
Capital expenditures	(724,090)		(799,382)	
Proceeds from sales of equipment	-		-	
Net cash provided by investing activities		(724,090)		(799,382)
Cash Flow from Financing Activities				
Payments of long-term debt	(171,452)		(164,294)	
Net cash provided by financing activities		(171,452)		(164,294)
Increase (Decrease) in Cash		1,175,242		738,998
Cash at Beginning of Year		2,887,040		2,467,473
Cash at the period ending		4,062,282		3,206,471

Santa Lucia Community Services District

General Manager's Report

Prepared By: Shaw Pick, SLCSD GM

Budget Performance FY 2025-2026

Note: All figures are based on 11 months of actuals and 1 month forecasted (June).

Total Revenues ~

All departments – Fiscal YE 2026 are forecasted to be $9.53M, or $74K higher than budgeted. This is primarily due to increased revenues in Security (Home Inspections), water meter charges, and increased refuse collection revenues.

Total Expenses ~

- Forecasted Year End Position- Surplus (Deficiency): ($110,239) vs budgeted ($187, 361), or $77,122 under approved budget.

By Department:

- Water (10): This department will end the year $23K under approved budget. Notable items impacting this result are:
    - $42K under budget in electrical utilities (mostly wells)
    - $17K under in Fuel/Oil due to not running emergency generators (mild storm season).
    - $46K under budget in payroll due to delayed filling of multiple position vacancies throughout the year.
    - ($21K) over budget in Testing
    - ($34K) over budget in Repairs and Maintenance due to multiple un-forecasted component failures.

- Wastewater (20): This department will end the year at $18K under approved budget.
    - $24K under in Repairs & Maintenance
    - $7K under in Equipment Leasing

- ($6K) over in payroll and benefits.

- Roads (30): This department will end the budget year at ($117K) over approved budget. Notable items impacting this result are:
  - ($18K) over in payroll wages, benefits.
  - ($17K) over in employee insurance due to mid-year enrollment changes.
  - $15K under in Dental/401K/WC.
  - ($41K) over in Contract Labor (Willdan Pavement Study invoice was not paid until FEB 2026 but was approved in FY24-25 budget). This was a one-time carryover expense.
  - ($45K) over in Equipment Maintenance due to multiple tractors requiring significant repairs and coming out of warranty.
  - ($11K) over due to increased fuel costs.
  - $7K under in auto expense.

- Security(40): This department will end the year at $72K under approved budget. Notable items impacting this result are:
  - $43K under in payroll due to multiple vacancies taking longer to fill than anticipated.
  - $29K under in OPEX. This is mostly due to lower telephone/cellular, fuel, and vehicle maintenance expenditures.

- Gatehouse (45): This department will end the year at $25K under approved budget. Notable items impacting this result are:
  - $19K under in payroll due to multiple departures and lag in new hires onboarding.
  - $6K under in OPEX.

- Brush Management (50): This department will end the year ($15K) over approved budget.
  - ($5K) over in payroll.
  - ($10K) over in OPEX: (Maintenance, Contract Labor, and Fuel, and Parts/Supplies for Mastication).

- Waste Collection (60): This department will end the year on approved budget ($800.00 over budget).
  - ($13K) over in payroll & benefits due to worker's comp case (Case terminated June 2026).

- $12K under in OPEX: Permits & Fees, Repairs and Maintenance, Small Tools & Equipment.

- Fire/EMS (65): This department will end the year ($1,600) over budget due to replacement of AED (Defibrillator) systems.

- General & Admin (90): This department will end the year $7K under approved budget. Notable items impacting this result are:
  - $25K under in Audit/Tax Prep.
  - $28K under in Admin Cost Reimbursement to SLPCO.
  - $5K under in Employee Meals tied to vacancies in other departments.
  - $5K under in Community Relations.
  - $11K under in miscellaneous OPEX (Auto Expense, Utilities, Repairs & Maintenance, Fuel).
  - ($67K) over in Legal Fees.

Capital Expenses ~ Approved at ($711K). Forecasts anticipate a final expense of ($731K). A summary is provided below detailing the items accomplished.

Specific items influencing this forecasted result:

- Solar Array at Booster 2 (Water Dept) - Budgeted $450K - Project came in at $441K.
- Potrero Treatment Plant (Water Dept) –$65k budgeted to complete the facility. It is now online.
- Street Sweeper Tractor (Roads Dept) – $40K **not purchased**. Market prices were significantly higher than budgeted amount. Purchase was delayed.
- Turbine Blower (Roads Dept) – $25K budgeted, purchased at $24K.
- Expanded Memory Storage for LPR Cameras at Gatehouse (Gatehouse Dept) – $17K budgeted.
- Grinder Pump (Wastewater Dept) – $15K budgeted **not purchased**. This is delayed until next budget year, as currently a 16-week lead time on pump rebuilds. Pump is on order, but invoice will likely fall in next FY.
- Truck (Security Dept) - $65K budgeted- Ford Maverick replacement came in under budget at $49K. CSD will assess fuel savings/performance and possibly go with this model for further fleet replacements.
- Bulldozer Lease to Own (Brush Dept) - $33K This lease to own contract is satisfied. There are no further payments.

- **UNPLANNED CAPEX**: These items would normally be coded against the Repairs & Replacements GL codes in OPEX, but due to the cost (over $5K) and the fact that they meaningfully extend the life of the system, they are coded against CAPEX for depreciation.

    - ($17K) Booster 2B Pump/Motor Replacement.
    - ($7K) WWTP Pre-Air Pump Replacement.
    - ($6K) Grinder Pump Repairs
    - ($8K) Node 1 Backwash Reclaim Pump.
    - ($33K) Booster 1 VFD (Variable Frequency Drive) Project: Localized water hammer effect destroying residential irrigation systems on Vista Cielo and required urgent mitigation.
    - ($30K) Replacement of 2 x Flail Mowers that broke during mowing season.

- Forecasted Year End Position- Surplus (Deficiency): ($110,239) vs budgeted ($187, 361), or $77,122 under approved budget.
- Forecasted EOY Unrestricted Net Position: $2,610,952.

Proposed Budget FY 2026-2027

*Proposed expense (increases)/decreases are in comparison to **FY 2025-2026 Approved Budget**.*

Revenues ~

Revenues forecasts for FY 2026-27 budget year include a 7% increase YOY in Property Related Fees (PRF) for Water & Wastewater, Roads, and Security.

Revenues for the four core Property Related Fees (Water, Wastewater, Roads, Security) will increase by $532K to a total $8.1M.

Revenues for FIRE/EMS are expected to increase by 3.5% or $15K to a total of $434K. This is within the voter-approved limit per the 2024 Mello-Roos Tax.

Revenues for Fire & Brush Management Department will increase by $13K to a total of $495K.

Revenues for Waste Collection will increase by $12K to a total of $324K.

Reimbursable revenues (Water usage charges, property operations, and security/gatehouse custom services) will increase by an estimated $64K in the coming year. This is largely due to increased mowing/mastication demand and Security taking on home inspections.

Total revenues are projected to be $10,095,805, or an increase of $635,981 for FY 26-27.

Payroll & Operating Expenses ~

All departments – the proposed operating budget for FY 2026-27 includes an overall 6.8% increase in operating expenses or ($600K) in comparison to FY 25-26 approved budget.

<u>Top-Level Variance Analysis:</u> FY26-27 Proposed Budget Expense Growth

- Total Forecasted Expense Growth: ($600K)
- The 4% Total Expense Growth Target per 5-Year Plan: ($354K)
- Expense Growth Beyond 4% Target: ($246K)
- Admin Cost Reimbursement (ACR) Increase: ($131K)
- Forecasted Fuel Cost Increases: ($73K)
- Residual Expense Growth above 4% Target (Fuel and ACR removed): ($42K)
- With Admin Cost Reimbursement and Fuel Increases removed, total expense growth across all departments was ($42K), or .05% of prior year budget.

Payroll~

Specific Payroll items for consideration are:

- Total FY 26-27 proposed salary and wage expenses (all departments) are increasing by ($330K) or 7.1% from FY 2025-26 budgeted payroll. Notable items in the proposed FY 26-27 payroll budget:

    - Overall payroll CPI increase per budget: ($129K)
    - Contemplates a Roads Manager succession overlap of 30 days.($13K)
    - Healthcare & benefits rate increase ($119K)

- A pay increase for the CSD Mechanic/Service Manager now an ASE Master-certified technician: ($15K) this increase will be offset by mechanic labor rate increase.
- Staffing the night shift with FT Security personnel ($30K)

- All CSD salaries and wages contemplate a 3.5% CPI COLA increase for budget year 2026-27. Actual COLA increase will be based on the Preserve Company Compensation Committee decision effective 1 JAN 2027.

- Salary and wage details by department:

  - Water Department – Increase of 4.5% or ($57K) over FY 25-26 budget. This is primarily driven by:

    - ($35K) is planned 3.5% CPI increase.
    - ($18K) certification promotions for multiple employees (Water I to Water II)

  - Wastewater Department- Payroll increase of ($5K).

  - Road and Drainage Department - Increase of 10% or ($100K) over FY 25-26 budget. This is primarily driven by:
    - ($28K) is the planned 3.5% CPI increase.
    - ($13K) Planning for 1 month overlap of Roads Manager's successor to train during mowing season in May-June 2027.
    - ($15K) Increase of for the certified CSD Master Mechanic and Service Manager (this increase will be offset by revenues from the mechanic labor rate increase to $95/Hr.).
    - Estimated ($32K) in increased health insurance/benefits expenses for this dept.

  - Security Department - Increase of 8% or ($60K)
    - ($20K) is the planned 3.5% CPI increase.
    - ($39K) in increased health insurance/benefits for this dept.

  - Gatehouse Department - Increase – 12% or ($63K) over FY25-26 budget. This is primarily driven by:

        - ($29K) in increased health insurance/benefits expenses for this dept.
        - ($15K) is the planned 3.5% CPI increase.
        - ($18K) is moving of Gatehouse Manager position completely under CSD.

    - General and Administrative Department – Increase of ($23K) or 5%
        - ($14K) is the planned 3.5% CPI increase.
        - ($10K) increased 401K enrollment.

    - Waste Collection Department – Payroll increase of ($8K) or 4.2%.
        - ($5K) is the planned 3.5% CPI increase.

    - Brush Management Department Increase – ($11K) increase is within the planned 3.5% CPI range.

OPEX~

Each year, the CSD management team begins the budget process by analyzing actuals in the current year, prior year's budget, and forecasting to year end. Based on that information, they build their individual departmental budget line item by line item. Those are submitted to the General manager for review and discussion.

The largest un-forecasted expense lines projected into FY26-27 are a spike in fuel costs and an increase in the Admin Cost Reimbursement to SLPCO due to CEO transition. Of the entire ($600K) Total Expense increase, our 4% target total expense growth is ($354K). Of the remaining 2.8% ($246K) expense increase, Admin Cost Reimbursement accounts for 1.5%, or ($131K) and fuel cost increases account for 0.8%, or ($73K) for a total of 2.3%, or ($204K) of the expense growth in excess of 4% target.

All Revenue and OPEX (increases)/decreases are in comparison to FY25-26 approved budget.

Budget highlights on a department-by-department basis:

- **<u>Water (10)</u>**

Revenues are anticipated to increase YOY in the water department by $214K or 6.8%. This is primarily due to the 7% increase approved by voters.

The water department is planning to increase total expenses YOY by $54K or 2.6%. Notable items impacting this result are:

- New Solar Maintenance/Service agreement for the Booster 2 array: Estimate ($24K)
- Increase in Testing/Reporting ($31K)
- Electric Utilities are anticipated to decrease for the facilities (Booster 2- Chamisal Facility) YOY by $60K due to the solar array coming online. This forecast is based on modeling from the initial 30-day performance data for the new array (June-July 2026).
- ($10K) increase in fuel costs.
- Contract Labor increase of ($8K).

Net Income before depreciation - $1,191,427

- **<u>Wastewater (20)</u>**

Revenues are anticipated to increase YOY in the wastewater department by $34K or 7%.

The wastewater department is planning to increase the total expenses YOY by ($9K) or 2.7% over FY25-26 budget. Notable items impacting this result are:

Contract labor –

- ($5K) – Increase in Payroll
- (~$5K)- Increase in fuel cost and utilities.
- (~$6K) – Increase in chemicals
- $8K- Decrease in repairs and maintenance.
- $4K- Decrease in refuse removal expenses.

Net Income before depreciation – $195,603

- **<u>Roads & Drainage (30)</u>**

Revenues are anticipated to increase YOY in the Roads department by ~$159K or 7.4%.

The roads department is planning to increase total expenses (net of reimbursements) YOY by ($166K) or 10.1% over FY 25-26 budget.

Notable items impacting this result are:

OPEX:

- ($10K) increase in Contract Labor (weed whackers for mowing season).
- ($15K) increase in Equipment Maintenance line due to multiple tractors coming out of warranty coverage.
- ($11K) increase in Equipment Rental. Bringing multiple mowers/tractors offline due to age but will not replace them as it is cheaper to rent two platforms for mowing season only.
- ($30K) increase in fuel and oil.
- ($100K) increase in payroll (details noted above under payroll).

Net Income before depreciation and after reimbursements (Mechanic) – $480,947

- **<u>Security (40)</u>**

Revenues are anticipated to increase YOY in the Security department by ~$188K or 7.7%.

The Security department is planning to increase in total expenses YOY by ($52K) or 5.5%. Notable items impacting this result are:

- ($60K) in payroll noted above.
- Additional Radar Unit- ($6K)
- New automated asset tracking & mobile patrol reporting system- ($6K).
- ($11K)- Increase in operating expenses.
- ($6K)- Increase in Fuel expenses.
- $11K- Decrease in Telephone & Cellular
- $10K- Decrease in Gate Operating Expenses

Net Income before depreciation Security/Gatehouse – $884,823

- **Gatehouse (45)**

Revenues (Property Related Fees) for this department are posted to the Security department (Dept 40). Gatehouse vehicle tag revenues estimated at $7K for the year.

The Gatehouse department is planning to increase in total expense YOY by ($58K) or 8.4% over FY25-26 budget.

Notable items impacting this result are:

- ($64K) in payroll noted above.
- $6K - Decrease in expenses driven largely by repairs and maintenance cost decreases.

- **Fire and Brush Management (50)**

Total revenues are anticipated at $494K, an increase of $13K or 2.7% higher than the prior year. Inclusive of $38K in estimated new mastication revenue.

The Fire and Brush Mgmt. department is planned to increase (before reimbursements) in total expenses YOY by $73K or 14.8% over FY25-26 budget. Notable items impacting this result are:

- Fuel cost increase of ($21K) due to new mastication operations.
- Tools and Materials increase of ($18K) associated with mastication operations.
- Contract Labor increase of ($11K) associated with GIS contract.

Net Income before depreciation – $7K

- **Waste Collection (60)**

Revenues are anticipated to increase $11K or 3.7% YOY.

The Waste Collection department is planned to increase total expenses YOY by ($13K) or 4.1%.

Payroll Expense – planned to increase YOY by ($8K) or 4.2%.

Total Operating Expenses – anticipated to increase by ($5K) or 3.9%.

This is largely due to Fuel cost increases of ($4K) or a 44% increase YOY.

Net Income before depreciation – ($14K)

- **Fire / EMS (65)**

Revenues for the full fiscal year are anticipated at $434K. This is a 3.5% increase which is within the approved tax measure establishing the department.

There is no payroll expense line in this department. It is coded as contract labor.

This department is managed as a break-even department.

- **General and Administrative (90)**

There are no revenues (Property Related Fees) for this department.

The G&A department is planned to increase total expense YOY by $159K, or 8.2%. Notable items impacting this result are:

Admin Cost Reimbursement - anticipated to increase ($131K) or 16%. This is due to the hiring of a new CEO and a 30 day planned overlap of CEOs at SLPCO.

Insurance – ($27K) increase YOY, or 12.9%, Property/Liability Insurance decrease of $4k, or -7.2%. Net insurance increase YOY is ($23K).

Audit & Tax Prep – $18K decrease, or 25% YOY.

CAPEX SPEND PLAN FY 26-27

Capital Expense ~ The capital projects for FY 2026-27 are listed below. CAPEX is being reduced from the program cap of $750K to $698K to reduce impacts of expense growth next year and keep CSD closer to the 5-Yr Plan trajectory.

- Water/Fire Brush Dept: Multi-Function Excavator/Masticator- $405K
- G&A: IT Laptop Lifecycle- $30K
- Water Dept: Cantera Wells Phase I- $165K
- Security Dept: Truck- Ford Maverick Hybrid- $53K
- Fire Brush Dept: Masticator Trailer with Fuel Pod- $15K
- Public Works Dept: Corp Yard Covered Storage/Machinery Parking Structure- $30K
- (Sale of Backhoe, Mower, Tractor: estimated to recoup between $90-$100K)

Total Proposed CAPEX: $698K before sale of machinery

Unrestricted Net Position ~

Forecasted EOY 2027 Budget Surplus /(Deficiency) is estimated to be: ($148,588)

All departments – FY26-27 beginning position (unaudited) is forecast to be at $2,585,533. If approved as presented, ending position FYE 2027 is projected to be $2,436,945.

COMMUNITY SERVICES DISTRICT
CONSOLIDATED STATEMENT OF OPERATIONS
2026-27 Operating Budget (All departments)
(All OP EX above the line)

	Budget 25-26	Forecasted 25-26	Budget 26-27	% Rev	Variance $ YOY	Variance % YOY
REVENUES (by Source):						
Property Related Fees - Roads, Water & Security	7,119,390	7,119,390	7,617,768	75.5%	498,378	7.0%
Property Related Fees - Wastewater (Sewer & Septic)	488,811	488,811	523,028	5.2%	34,216	7.0%
Water Meter Charges	521,369	567,297	551,042	5.5%	29,673	5.7%
Security & Gatehouse Operations	13,014	26,323	31,976	0.3%	18,962	145.7%
Road & Drainage Maintenance	97,008	112,654	112,658	1.1%	15,651	16.1%
Housing Management Fee	0	0	0	0.0%	0	0.0%
Waste Collection	311,736	323,470	323,357	3.2%	11,621	3.7%
Brush Management & Fire Infrastructure	481,872	469,872	494,664	4.9%	12,792	2.7%
Fire/EMS	419,625	419,625	434,313	4.3%	14,688	3.5%
Miscellaneous Income	6,000	6,000	6,000	0.1%	0	0.0%
TOTAL REVENUES	9,458,825	9,533,442	10,094,805	100.0%	635,981	6.7%
EXPENSES (by Department):						
Water Service	2,122,363	2,099,372	2,176,627	21.6%	(54,264)	-2.6%
Wastewater Collection & Treatment	318,724	300,502	327,425	3.2%	(8,700)	-2.7%
Road & Drainage Maintenance	1,653,325	1,769,920	1,819,767	18.0%	(166,442)	-10.1%
Security & Gatehouse Operations	1,649,439	1,552,461	1,759,854	17.4%	(110,414)	-6.7%
General and Administrative	1,943,911	1,937,088	2,103,633	20.8%	(159,722)	-8.2%
Fire/EMS	418,318	419,931	433,148	4.3%	(14,830)	-3.5%
Waste Collection	324,042	324,849	337,274	3.3%	(13,232)	-4.1%
Brush Management & Fire Infrastructure	415,259	430,455	487,863	4.8%	(72,603)	-17.5%
TOTAL EXPENSES	8,845,381	8,834,578	9,445,589	93.6%	(600,208)	-6.8%
OPERATING SURPLUS (DEFICIENCY) - Before Loan Pmts	613,443	698,864	649,216	6.4%	35,773	5.8%
Loan Payments (Prin + Int)	159,804	159,804	159,804	1.6%	0	0.0%
OPERATING SURPLUS (DEFICIENCY)	453,639	539,060	489,412	4.8%	35,773	7.9%
OTHER CASH FLOW (USE)						
Other	0	0	0	0.0%	0	0.0%
Interest Income	60,000	81,729	60,000	0.6%	0	0.0%
Gain (Loss) on Sale of Fixed Assets	10,000	0	0	0.0%	(10,000)	-100.0%
Fiber Deployment	0	0	0	0.0%	0	0.0%
Capital Grants Income	0	0	0	0.0%	0	0.0%
Capital Expenditures	(711,000)	(731,028)	(698,000)	-6.9%	13,000	-1.8%
TOTAL OTHER CASH FLOW (USE)	(641,000)	(649,299)	(638,000)	-6.3%	3,000	-0.5%
TOTAL SURPLUS (DEFICIENCY)	(187,361)	(110,239)	(148,588)	-1.5%	38,773	20.7%
NET POSITION						
Beginning Unrestricted Net Position	2,673,211	2,721,191	2,610,952			
Total Surplus (Deficiency)	(187,361)	(110,239)	(148,588)			
Ending Unrestricted Net Position	2,485,850	2,610,952	2,462,364			
TOTAL COMBINED UNRESTRICTED NET POSITION	2,485,850	2,610,952	2,462,364			

COMMUNITY SERVICES DISTRICT	**05**					
WATER SERVICE	**10**	OK				
2026-27 Operating Budget		**Budget**	**Forecast**	**Budget**	**Variance**	**Variance**
	GL code	**25-26**	**25-26**	**26-27**	**%**	**$**
Revenues						
Direct User Charges - Residential	4120	213,435	243,335	241,381	13.1%	27,946
- Golf Club	4121	258,423	253,986	257,150	-0.5%	(1,273)
- Ranch Club	4122	40,511	39,976	40,511	0.0%	0
- EE Housing	4123	0	0	0	0.0%	0
Hydrant meter rental fees	4400	0	0	0	0.0%	0
Meter connection charges	4100	9,000	30,000	12,000	33.3%	3,000
Property Related Fees - Residential	4201	2,568,504	2,568,504	2,748,300	7.0%	179,796
- Ranch Club	4202	34,248	34,248	36,648	7.0%	2,400
- Golf Club	4203	29,964	29,964	32,064	7.0%	2,100
Miscellaneous Income	4330	0	0	0	0.0%	0
Total Revenues		**3,154,085**	**3,200,013**	**3,368,054**	**6.8%**	**213,969**
Payroll Expense						
Salaries and wages	6000	994,967	963,707	1,048,252	-5.4%	(53,286)
Insurance - Health	6292	127,473	120,321	124,858	2.1%	2,615
Insurance - Dental/Life & LTD	6293	7,663	7,496	7,548	1.5%	116
Pension (401k match)	6517	28,203	32,818	29,347	-4.1%	(1,144)
Workman's comp	6288	42,055	32,009	39,907	5.1%	2,148
Payroll taxes	6515	68,674	66,383	76,404	-11.3%	(7,730)
Total Payroll Expense		**1,269,035**	**1,222,734**	**1,326,316**	**-4.5%**	**(57,281)**
Operating Expense						
Contract Labor / Mtls - Prop Ops charges	6002	0	0	0	0.0%	0
Labor - Ranch Ops Mechanic	6008	15,790	20,320	20,727	-31.3%	(4,937)
Auto expense	6130	15,726	15,331	15,868	-0.9%	(142)
Auto lease	6135	0	0	0	0.0%	0
Chemicals	6155	3,463	3,261	3,375	2.5%	88
Cleaning	6160	6,000	6,206	6,000	0.0%	0
Computer Expenses	6170	107	0	2,000	-1778.2%	(1,894)
Contract labor - Third party	6180	42,740	38,858	50,754	-18.8%	(8,014)
Dues and subscriptions	6231	33,349	38,710	35,890	-7.6%	(2,541)
Education & Seminars/Recruitment ex.	6239	7,050	3,286	7,700	-9.2%	(650)
Equipment Maintenance	6243	15,203	15,330	16,301	-7.2%	(1,098)
Equipment Rental	6242	0	0	0	0.0%	0
Dry Cleaning	6220	360	38	360	0.0%	0
Fuel and oil	6277	46,864	29,922	57,212	-22.1%	(10,348)
FIRST AID/SAFETY	6275	0	0	0	0.0%	0
Insurance - Auto	6295	0	0	0	0.0%	0
Meals	6405	3,660	2,354	3,660	0.0%	0
Lake/Pond Management	6420	350	0	350	0.0%	0
Office expense	6455	34,603	40,022	40,022	-15.7%	(5,419)
Operating Expense	6456	24,739	32,467	22,896	7.4%	1,843
Parts and supplies	6513	43,630	47,751	40,620	6.9%	3,010
Permits and fees	6520	6,670	6,802	7,470	-12.0%	(800)
Postage and Delivery	6545	157	52	54	65.7%	104
RECRUITMENT EXPENSE	6585	350	0	350	0.0%	0
REFUSE REMOVAL	6580	1,192	4,066	4,310	-261.5%	(3,118)
Repairs and maintenance	6592	89,581	123,393	86,844	3.1%	2,737
Radios and Pagers	6575	120	0	120	0.0%	0
SCADA improvements	6638	0	7,175	6,720	0.0%	(6,720)
Small tools and equipment	6655	12,312	12,396	12,312	0.0%	0
Telephone and Cellular	6670	20,640	19,699	20,640	0.0%	0
Testing	6675	15,330	36,261	47,471	-209.7%	(32,141)
Uniform Expense	6750	7,992	6,531	10,440	-30.6%	(2,448)
Utilities - Electric (other)	6760	128,296	117,712	64,063	50.1%	64,233
Utilities - Electric (wells)	6785	236,723	204,892	215,944	8.8%	20,779
Water Meter Expense	6800	40,330	43,805	49,839	-23.6%	(9,508)
Total Operating Expense		**853,328**	**876,638**	**850,311**	**0.4%**	**3,018**
Total Expense		**2,122,363**	**2,099,372**	**2,176,627**	**-2.6%**	**(54,264)**
Gain/(Loss) on Sale of Fixed Asset	4655	5,000	0	0	-100.0%	(5,000)
Reserve Expenditures						
Repairs & Replacements - Reserves	6600	0	0	0	0.0%	0
Net Income before Depreciation		**1,036,722**	**1,100,641**	**1,191,427**	**-14.9%**	**154,705**
Depreciation	6217	0	0	0	0.0%	0
NET - Water Service		**1,036,722**	**1,100,641**	**1,191,427**	**-14.9%**	**154,705**

COMMUNITY SERVICES DISTRICT	05					
WASTEWATER COLLECTION & TREATMENT	20	OK				
2026-27 Operating Budget		Budget	Forecast	Budget	Variance	Variance
	GL code	25-26	25-26	26-27	%	$
Revenues						
Property Related Fees - Residential Sewer /Septic	4220	467,519	467,519	500,245	7.0%	32,726
- Ranch Club	4221	14,195	14,195	15,189	7.0%	994
- Golf Club	4222	7,098	7,098	7,594	7.0%	497
Total Revenues		**488,811**	**488,811**	**523,028**	**7.0%**	**34,216**
Payroll Expense						
Salaries and wages	6000	72,712	78,856	77,156	-6.1%	(4,444)
Insurance - Health	6292	8,001	8,566	8,816	-10.2%	(815)
Insurance - Dental/Life & LTD	6293	529	597	540	-2.0%	(11)
Pension (401k match)	6517	0	0	0	0.0%	0
Workman's comp	6288	3,504	2,812	3,331	4.9%	173
Payroll taxes	6515	5,486	5,999	5,763	-5.0%	(277)
Total Payroll Expense		**90,233**	**96,830**	**95,606**	**-6.0%**	**(5,373)**
Operating Expense						
Labor / Mat - Prop Ops Allocation	6002	0	0	0	0.0%	0
Labor - Ranch Ops Mechanic	6008	849	680	704	17.1%	145
Auto expense	6130	1,910	5,175	5,357	-180.4%	(3,447)
Auto Lease	6135	0	0	0	0.0%	0
Chemicals	6155	13,125	15,016	18,204	-38.7%	(5,079)
Contract labor - Third party	6180	50,090	58,623	52,440	-4.7%	(2,350)
Education & Seminars	6239	0	0	0	0.0%	0
Equipment Maintenance	6243	4,000	0	4,000	0.0%	0
Equipment Lease	6241	8,100	1,134	8,150	-0.6%	(50)
Fuel & Oil	6277	8,251	5,431	9,442	-14.4%	(1,191)
Insurance - W/C	6288	0	0	0	0.0%	0
Insurance - Auto	6295	0	0	0	0.0%	0
Operating Expense	6456	17,650	17,275	16,716	5.3%	934
Parts and supplies	6513	0	0	0	0.0%	0
Permits and fees	6520	14,640	12,173	14,765	-0.9%	(125)
Community Relations	6555	0	0	0	0.0%	0
Radios and Pagers	6575	0	0	0	0.0%	0
Refuse removal	6580	22,400	18,849	18,000	19.6%	4,400
Repairs and maintenance	6592	25,378	4,630	17,378	31.5%	8,000
Septic maintenance - Plant / Residential	6640	20,753	18,090	21,528	-3.7%	(775)
Small tools and equipment	6655	0	0	0	0.0%	0
Telephone	6670	1,860	1,643	1,680	9.7%	180
Testing	6675	21,443	20,720	21,446	0.0%	(2)
Uniform expenses	6750	600	664	840	-40.0%	(240)
Utilities - Gas and Electric	6760	15,647	21,271	18,790	-20.1%	(3,144)
Utilities - Propane	6786	1,795	2,298	2,379	-32.5%	(584)
Total Operating Expense		**228,491**	**203,672**	**231,818**	**-1.5%**	**(3,327)**
Total Expense		**318,724**	**300,502**	**327,425**	**-2.7%**	**(8,700)**
Reserve Expenditures	6600	0	0	0	0.0%	0
Net Income before Depreciation		**170,087**	**188,309**	**195,603**	**3.9%**	**7,294**
Depreciation	6217	0	0	0	**0.0%**	**0**
NET - Wastewater Collection & Treatment		**170,087**	**188,309**	**195,603**	**3.9%**	**7,294**

COMMUNITY SERVICES DISTRICT	**05**					
ROAD & DRAINAGE MAINTENANCE	**30**	**Budget**	**Forecast**	**Budget**	**Variance**	**Variance**
2026-27 Operating Budget		**25-26**	**25-26**	**26-27**	**%**	**$**
Revenues	GL code					
Lot Mowing	4105	68,192	89,442	89,443	31.2%	21,251
Lot Clean-up	4107	3,029	-	-	-100.0%	(3,029)
Poison Oak Spraying	4110	814	1,217	1,217	49.5%	403
Driveway Maintenance	4117	3,257	-	-	-100.0%	(3,257)
Other Ops Services	4133	10,956	21,680	21,683	97.9%	10,727
Mechanic Services	4134	-	-	-	0.0%	0
Community Projects	4136	10,760	315	315	-97.1%	(10,445)
Property Related Fees - Residential	4210	1,998,585	1,998,585	2,138,496	7.0%	139,911
- Ranch Club	4211	26,473	26,473	28,320	7.0%	1,847
- Golf Club	4213	19,843	19,843	21,240	7.0%	1,397
Refuse removal income	4300	-	-	-	0.0%	0
Total Revenues		**2,141,909**	**2,157,555**	**2,300,714**	**7.4%**	**158,806**
Payroll Expense						
Salaries and wages	6000	788,881	807,280	857,493	-8.7%	(68,612)
Insurance - Health	6292	73,998	91,348	103,598	-40.0%	(29,600)
Insurance - Dental/Life & LTD	6293	7,417	6,376	6,983	5.8%	434
Pension (401k match)	6517	21,262	17,756	23,947	-12.6%	(2,685)
Workman's comp	6288	38,668	29,402	35,439	8.3%	3,229
Payroll taxes	6515	61,616	59,744	64,636	-4.9%	(3,020)
Total Payroll Expense		**991,842**	**1,011,906**	**1,092,097**	**-10.1%**	**(100,255)**
Operating Expense						
Labor Ranch Ops Mechanic	6008	360	-	-	100.0%	360
Auto Expense	6130	50,787	43,142	48,984	3.6%	1,804
Auto Lease	6135	-	-	-	0.0%	0
Fuel and Oil - Equipment	6136	-	-	-	0.0%	0
Parts and Supplies	6513	-	-	-	0.0%	0
Community Projects Expense	6165	-	-	-	0.0%	0
Complimentary Food and Beverage	6191	3,740	2,846	3,740	0.0%	0
Computer Expense	6170	1,200	258	1,200	0.0%	0
Contract Labor - Third Party	6180	136,600	177,489	146,800	-7.5%	(10,200)
Dues and Subscriptions	6231	-	-	-	0.0%	0
Education and Seminars	6239	1,000	548	1,000	0.0%	0
Equipment Lease	6241	-	-	-	0.0%	0
Equipment Rental	6242	15,250	-	26,250	-72.1%	(11,000)
Equipment Maintenance	6243	243,850	289,262	259,501	-6.4%	(15,651)
Fuel and Oil - Auto	6277	54,579	65,416	84,295	-54.4%	(29,716)
First Aid and Safety	6275	4,500	1,303	-	100.0%	4,500
Contract Labor / Mtls - Property Ops	6002	-	-	-	0.0%	0
Materials	6400	2,045	2,834	4,034	-97.2%	(1,988)
Operating Supplies	6456	18,490	21,384	22,133	-19.7%	(3,643)
Permits and Fees	6520		-	500	0.0%	(500)
Postage and Delivery	6545	-	-	-	0.0%	0
Signage	6650	-	-	-	0.0%	0
Radios and Pagers	6575	1,000	-	1,000	0.0%	0
Refuse Removal	6580	3,000	4,065	3,000	0.0%	0
Repairs and Maintenance	6592	5,000	5,759	5,961	-19.2%	(961)
Office Expense	6455	-	-	-	0.0%	0
Road Maintenance	6596	413,450	402,953	413,450	0.0%	0
Service Fee to RS Private	6645	12,128	20,481	7,562	37.6%	4,566
Telephone and Cellular	6670	7,188	8,345	8,616	-19.9%	(1,428)
Uniform Expense	6750	9,750	7,533	9,750	0.0%	0
Small Tools and Equipment	6655	8,650	13,556	10,000	-15.6%	(1,350)
Utilities - Electric (Other)	6760	-	-	-	0.0%	0
Utilities - Propane	6786	1,611	1,122	1,161	27.9%	450
Total Operating Expense		**994,178**	**1,068,294**	**1,058,937**	**-6.5%**	**(64,758)**
Reimbursements						
Property Ops Revenue	4XXX	-		-	0.0%	0
Labor Reimbursement	6217	-		-	0.0%	0
Equipment Reimbursement	7001	(33,436)	(30,250)	(46,347)	-38.6%	12,912
Mechanic Labor Reimbursement	7002	(294,580)	(275,350)	(280,240)	4.9%	(14,340)
Corp Yard Overhead Allocation	7003	(4,680)	(4,680)	(4,680)	0.0%	0
Total Reimbursements		**(332,696)**	**(310,280)**	**(331,267)**	**0.4%**	**(1,429)**
Total Expense		**1,653,325**	**1,769,920**	**1,819,767**	**-10.1%**	**(166,442)**
Gain/(Loss) on Sale of Fixed Asset	4655	5,000	-	-	100.0%	5,000
Reserve Expenditures						
Capital Expense		0	84711	0		
Net Income before Depreciation		**493,584**	**387,635**	**480,947**	**2.6%**	**(12,637)**
Depreciation		-	-	-	0.0%	0
NET - Road & Drainage Maintenance		**493,584**	**387,635**	**480,947**	**2.6%**	**(12,637)**

COMMUNITY SERVICES DISTRICT	05					
SECURITY OPERATIONS	40	OK				
2026-27 Operating Budget		Budget	Forecast	Budget	Variance	Variance
	GL code	25-26	25-26	26-27	%	$
Revenues						
Property Related Fees - Residential	4215	2,386,462	2,386,462	2,553,516	7.0%	167,054
- Ranch Club	4216	31,603	31,603	33,816	7.0%	2,213
- Golf Club	4217	23,708	23,708	25,368	7.0%	1,660
Penalties and fines	4250	-	-	-	0.0%	0
Vehicle access tag revenue	4310	-	-	-	0.0%	0
Custom Security Services	4312	6,797	17,840	24,098	254.5%	17,301
Emergency Fuel Revenue	4313	427	478	498	16.6%	71
Total Revenues		**2,448,997**	**2,460,091**	**2,637,296**	**7.7%**	**188,299**
Payroll Expense						
Salaries and wages	6000	576,946	535,669	601,035	-4.2%	(24,089)
Insurance - Health	6292	67,630	70,776	98,497	-45.6%	(30,867)
Insurance - Dental/Life & LTD	6293	4,544	4,430	5,788	-27.4%	(1,245)
Pension (401k match)	6517	5,876	11,372	12,724	-116.5%	(6,848)
Workman's comp	6288	26,542	18,562	23,636	10.9%	2,906
Payroll taxes	6515	41,762	39,753	42,054	-0.7%	(292)
Total Payroll Expense		**723,300**	**680,562**	**783,734**	**-8.4%**	**(60,434)**
Operating Expense						
Emergency Fuel COS	5313	-	-	-	0.0%	0
Labor / Mtls - Prop Ops Allocations	6002	-	-	-	0.0%	0
Labor Materials- Ranch Ops Mechanic	6008	11,755	8,400	11,467	2.5%	288
Auto expense	6130	15,234	10,761	11,046	27.5%	4,188
Auto lease	6135	-	-	-	0.0%	0
Building Lease Expense	6145	-	-	-	0.0%	0
Cleaning	6160	1,500	158	3,900	-160.0%	(2,400)
Computer Expense	6170	5,200	2,330	1,920	63.1%	3,280
Contract labor - Third party	6180	3,699	-	3,699	0.0%	0
Dry cleaning expense	6220	145	51	600	-313.8%	(455)
Education and seminars	6239	600	-	600	0.0%	0
First aid and safety supplies	6275	1,992	1,242	3,476	-74.5%	(1,484)
Fuel and oil	6277	38,238	31,555	44,717	-16.9%	(6,480)
Gate Operating Expense	6278	15,373	9,561	5,264	65.8%	10,109
Insurance - Auto	6295	-	-	-	0.0%	0
Key and lock expense	6310	120	253	120	0.0%	0
Meals	6405	600	583	600	0.0%	0
Office supplies	6455	1,000	507	1,000	0.0%	0
Operating Expense	6456	19,641	22,586	30,527	-55.4%	(10,886)
Parts and supplies	6513	500	454	800	-60.0%	(300)
Postage & Delivery	6545	-	-	-	0.0%	0
Radios and pagers	6575	2,000	2,427	4,500	-125.0%	(2,500)
Refuse removal	6580	-	-	-	0.0%	0
Repairs and Maintenance - Gates	6593	19,127	15,219	15,219	20.4%	3,908
Telephone	6670	58,421	61,551	47,871	18.1%	10,550
Uniforms expense	6750	2,600	2,690	2,600	0.0%	0
Utilities - Electric (Gates)	6760	32,500	30,762	32,580	-0.2%	(80)
Utilities - Propane	6786	1,106	539	539	51.3%	567
Total Operating Expense		**231,351**	**201,631**	**223,047**	**3.6%**	**8,305**
Total Expense		**954,651**	**882,193**	**1,006,780**	**-5.5%**	**(52,129)**
Gain/(Loss) and Reserve Expenditures						
Gain (Loss) on the Sale of Fixed Assets	4655	0	0	0	0.0%	0
Repairs & Replacements - Reserves	6600	-	-	-	0.0%	0
					0.0%	0
NET - Security & Gate Operations		**1,494,346**	**1,577,898**	**1,630,516**	**9.1%**	**136,170**

COMMUNITY SERVICES DISTRICT	05					
GATEHOUSE OPERATIONS	45	OK				
2026-27 Operating Budget		Budget	Forecast	Budget	Variance	Variance
	GL code	25-26	25-26	26-27	%	$
Revenues						
Vehicle access tag revenue	4310	5,790	8,005	7,380	27.5%	1,590
Miscellaneous	4330	0	0	0	0.0%	0
Total Revenues		**5,790**	**8,005**	**7,380**	**27.5%**	**1,590**
Payroll Expense						
Salaries and wages	6000	425,710	411,034	462,322	-8.6%	(36,612)
Insurance - Health	6292	42,016	45,252	67,197	-59.9%	(25,180)
Insurance - Dental/Life & LTD	6293	3,975	3,637	4,211	-5.9%	(236)
Pension (401k match)	6517	1,063	1,304	5,105	-380.2%	(4,042)
Workman's comp	6288	20,779	14,408	18,813	9.5%	1,967
Payroll taxes	6515	33,659	32,834	33,364	0.9%	295
Total Payroll Expense		**527,203**	**508,469**	**591,012**	**-12.1%**	**(63,809)**
Operating Expense						
Cleaning	6160	180	47	320	-77.8%	(140)
Computer Expense	6170	3,780	3,756	2,200	41.8%	1,580
Contract labor - Third party	6180	18,221	17,585	19,907	-9.3%	(1,686)
Dry cleaning expense	6220	7,500	2,779	5,400	28.0%	2,100
Education and seminars	6239	0	0	0	0.0%	0
Gate Operating Expense	6278	0	0	0	0.0%	0
First Aid/Safety	6275	415	388	250	39.8%	165
Gatehouse allocation (Res Svcs - Community)	6279	16,928	18,198	15,908	6.0%	1,020
Office expense	6455	0	0	0	0.0%	0
Operating Expense	6456	10,040	8,706	10,040	0.0%	0
Outside Services	6458	34,800	32,374	27,600	20.7%	7,200
Parts and supplies	6513	0	0	0	0.0%	0
Community Relations	6570	0	0	0	0.0%	0
Repairs and Maintenance	6592	7,296	4,859	14,022	-92.2%	(6,725)
Repairs and maintenance - Gates (materials)	6593	600	0	1,300	-116.7%	(700)
Signage	6650	0	0	0	0.0%	0
Telephone	6670	42,708	47,625	42,300	1.0%	408
Utilities - Propane	6786	1,867	1,977	2,400	-28.6%	(533)
Uniforms expense	6750	3,800	4,804	2,950	22.4%	850
Utilities - Electric (Gates)	6760	9,900	9,693	9,865	0.4%	35
Vehicle ID expense	6793	9,550	9,009	7,600	20.4%	1,950
Total Operating Expense		**167,585**	**161,799**	**162,061**	**3.3%**	**5,524**
Total Expense		**694,788**	**670,268**	**753,073**	**-8.4%**	**(58,285)**
Gain(Loss) on Sale of Fixed Assets	4655	0	0	0	0.0%	0
Repairs & Replacements - Reserves	6600	0	0	0	0.0%	0
NET - Security & Gate Operations		**(688,998)**	**(662,263)**	**(745,693)**	**8.2%**	**(56,695)**

COMMUNITY SERVICES DISTRICT	05					
Brush Management & Fire Infrastructure	**50**	OK				
2026-27 Operating Budget		**Budget**	**Forecast**	**Budget**	**Variance**	**Variance**
	GL code	**25-26**	**25-26**	**26-27**	**%**	**$**
Revenues						
Property Related Fees - Residential	4501	435,996	435,996	435,996	0.0%	0
- Ranch Club	4502	5,640	5,640	5,640	0.0%	0
- Golf Club	4503	4,236	4,236	4,236	0.0%	0
Fuel Management Plan	4530	36,000	24,000	10,792	-70.0%	(25,208)
Mastication Services	4535	-	-	38,000	0.0%	38,000
Misc Income	4330	-	-	-	0.0%	0
Total Revenues		481,872	469,872	494,664	**2.7%**	**12,792**
Payroll Expense						
Salaries and wages	6000	282,871	286,596	291,970	-3.2%	(9,099)
Insurance - Health	6292	32,788	39,711	35,036	-6.9%	(2,248)
Insurance - Dental/Life & LTD	6293	2,241	2,680	2,274	-1.5%	(34)
Pension (401k match)	6517	9,337	10,690	9,591	-2.7%	(254)
Workman's comp	6288	13,586	4,885	12,562	7.5%	1,024
Payroll taxes	6515	20,426	21,712	20,948	-2.6%	(521)
Total Payroll Expense		**361,250**	**366,274**	**372,381**	**-3.1%**	**(11,132)**
Operating Expense						
Labor Ranch Ops Mechanic	6008	1,740	9,320	10,013	-475.5%	(8,273)
Auto Expense	6130	1,868	2,295	1,100	41.1%	768
Auto Lease	6135	-	-	-	0.0%	0
Fuel and Oil - Equipment	6136	0	-	0	0.0%	0
Complimentary Food and Beverage	6191	6,770	3,414	5,568	17.8%	1,202
Computer Expense	6170	-	-	-	0.0%	0
Contract Labor - Third Party	6180	76,000	82,501	87,200	-14.7%	(11,200)
Dues and Subscriptions	6231	6,431	5,303	5,176	19.5%	1,255
Education and Seminars	6239	7,100	6,831	10,558	-48.7%	(3,458)
Equipment Lease	6241	-	-	-	0.0%	0
Equipment Rental	6242	500	-	500	0.0%	0
Equipment Maintenance	6243	1,450	560	1,614	-11.3%	(164)
Fuel and Oil - Auto	6277	9,715	11,315	31,066	-219.8%	(21,351)
First Aid and Safety	6275	1,500	703	1,500	0.0%	0
Contract Labor / Mtls - Property Ops	6002	197	-	197	-0.2%	(0)
Materials	6400	1,838	1,120	14,229	-674.1%	(12,391)
Operating Supplies	6456	5,400	9,418	5,400	0.0%	0
Postage and Delivery	6545	60	-	60	0.0%	0
Radios and Pagers	6575	250	-	250	0.0%	0
Office Expense	6455	1,700	1,120	1,700	0.0%	0
Telephone and Cellular	6670	1,193	1,249	1,250	-4.8%	(57)
Uniform Expense	6750	3,000	2,751	4,500	-50.0%	(1,500)
Small Tools and Equipment	6655	1,097	80	7,400	-574.3%	(6,303)
Total Operating Expense		**127,810**	**137,981**	**189,281**	**-48.1%**	**(61,472)**
Total Expense		**489,059**	**504,255**	**561,663**	**-14.8%**	**(72,603)**
Reimbursements						
Ranch Club	6395	(73,800)	(73,800)	(73,800)	0.0%	0
Total Reimbursements		(73,800)	(73,800)	(73,800)	0.0%	0
Total Expenses Including Reimbursements		415,259	430,455	487,863	17.5%	72,603
Other Activity						
Gain/(Loss) on Sale of Fixed Asset	4655	-	-	-	0.0%	0
Extra Line	XXXX	-	-	-	0.0%	0
Capital Grants Income		-	-	-	0.0%	0
Capital Expense		33,000	33,000	-	-100.0%	(33,000)
NET - Brush Management		**66,613**	**39,417**	**6,801**	**-89.8%**	**(59,811)**

COMMUNITY SERVICES DISTRICT **05**
Waste Collection **60**
2026-27 Operating Budget

	GL code	OK **Budget** **25-26**	**Forecast** **25-26**	**Budget** **26-27**	**Variance** **%**	**Variance** **$**
Revenues						
Direct User Charges - Residential	4230	311,736	323,470	323,357	3.7%	11,621
Direct User Charges - Other	4231	0	0	0	0.0%	0
Vacation Hold	4232	0	0	0	0.0%	0
Total Revenues		**311,736**	**323,470**	**323,357**	**3.7%**	**11,621**
Payroll Expense						
Salaries and wages	6000	135,846	144,482	141,876	-4.4%	(6,030)
Insurance - Health	6292	39,106	41,093	42,240	-8.0%	(3,134)
Insurance - Dental/Life & LTD	6293	2,662	2,622	2,657	0.2%	5
Pension (401k match)	6517	4,619	5,705	4,312	6.6%	307
Workman's comp	6288	4,812	4,388	4,003	16.8%	809
Payroll taxes	6515	8,739	10,456	8,869	-1.5%	(129)
Total Payroll Expense		**195,784**	**208,746**	**203,957**	**-4.2%**	**(8,173)**
Operating Expense						
LABOR/MAT - PROP OPS ALLOCATION	6002	-	-	-	0.0%	0
AUTO LEASE	6135	-	-	-	0.0%	0
LABOR/MAT - RANCH OPS MECHANIC CHGS	6008	2,020	2,380	2,380	-17.8%	(360)
AUTO EXPENSE	6130	3,394	6,829	6,829	-101.2%	(3,435)
COMPUTER EXPENSES	6170	-	-	-	0.0%	0
CONTRACT LABOR	6180	81,327	79,508	81,894	-0.7%	(567)
COMPLIMENTARY FOOD & BEVERAGE	6191	500	193	500	0.0%	0
EDUCATION & SEMINARS	6239	-	-	-	0.0%	0
EQUIPMENT RENTAL	6242	-	-	-	0.0%	0
EQUIPMENT MAINTENANCE	6243	1,499	-	-	100.0%	1,499
FIRST AID / SAFETY	6275	160	-	160	0.0%	0
FUEL & OIL - AUTO	6277	8,886	9,596	12,817	-44.2%	(3,931)
INSURANCE - W/C	6288	-	-	-	0.0%	0
INSURANCE - AUTO	6295	-	-	-	0.0%	0
MATERIALS	6400	-	-	-	0.0%	0
OPERATING EXPENSES	6456	12,315	10,190	10,496	14.8%	1,819
PERMITS AND FEES	6520	8,000	-	8,000	0.0%	0
POSTAGE AND DELIVERY	6545	-	-	-	0.0%	0
RADIOS & PAGERS	6575	-	-	-	0.0%	0
REPAIRS AND MAINTENANCE	6592	1,113	-	1,200	-7.8%	(87)
SMALL TOOLS & EQUIPMENT	6655	1,200	-	1,200	0.0%	0
TELEPHONE & CELLULAR	6670	144	141	141	2.0%	3
UNIFORMS EXPENSE	6750	1,700	1,266	1,700	0.0%	0
EQUIPMENT LEASE	6241	-	-	-	0.0%	0
Utilities - Electric	6760	6,000	6,000	6,000	0.0%	(0)
COMPOST	6880	-	-	-	0.0%	0
Total Operating Expense		**128,258**	**116,103**	**133,317**	**-3.9%**	**(5,059)**
Total Expense		**324,042**	**324,849**	**337,274**	**-4.1%**	**(13,232)**
Gain (Loss) on the Sale of Fixed Assets	4655	0	0	0	0.0%	0
Repairs & Replacements- Reserves	6600	-	-	-	0.0%	0
Total Transitional Income / Expense		**-**	**-**	**-**	0.0%	0
NET - Trash		**(12,306)**	**(1,379)**	**(13,917)**	**13.1%**	**(1,611)**

COMMUNITY SERVICES DISTRICT	05					
Fire/EMS	65					
2026-27 Operating Budget		Budget	Forecast	Budget	Variance	Variance
	GL code	25-26	25-26	26-27	%	$
Revenues						
Estate Residential Parcels	4601	305,200	305,200	315,883	3.5%	10,683
Employee Residential Parcels	4602	12,115	12,115	12,539	3.5%	424
Ranch Club Parcels	4603	61,924	61,924	64,091	3.5%	2,167
Golf Club Parcels	4604	40,387	40,387	41,800	3.5%	1,414
Total Revenues		**419,625**	**419,625**	**434,313**	**3.5%**	**14,688**
Payroll Expense						
Salaries and wages	6000	-	-	-	0.0%	0
Insurance - Health	6292	-	-	-	0.0%	0
Insurance - Dental/Life & LTD	6293	-	-	-	0.0%	0
Pension (401k match)	6517	-	-	-	0.0%	0
Workman's comp	6288	-	-	-	0.0%	0
Payroll taxes	6515	-	-	-	0.0%	0
Total Payroll Expense		**-**	**-**	**-**	0.0%	**0**
Operating Expense						
Labor Ranch Ops Mechanic	6008	-	-	-	0.0%	0
Auto Expense	6130	-	-	-	0.0%	0
Auto Lease	6135	-	-	-	0.0%	0
Fuel and Oil - Equipment	6136	-	-	-	0.0%	0
Complimentary Food and Beverage	6191	-	-	-	0.0%	0
Computer Expense	6170	-	-	-	0.0%	0
Contract Labor - Third Party	6180	381,046	381,048	394,385	-3.5%	(13,339)
Education and Seminars	6239	-	-	-	0.0%	0
Dues and Subscriptions	6231	-	-	-	0.0%	0
Equipment Lease	6241	-	-	-	0.0%	0
Equipment Rental	6242	-	-	-	0.0%	0
Equipment Maintenance	6243	-	-	-	0.0%	0
Fuel and Oil - Auto	6277	-	-	-	0.0%	0
First Aid and Safety	6275	-	-	-	0.0%	0
Contract Labor / Mtls - Property Ops	6002	-	-	-	0.0%	0
Materials	6400	-	-	-	0.0%	0
Operating Supplies	6456	37,272	38,883	38,763	-4.0%	(1,491)
Postage and Delivery	6545	-	-	-	0.0%	0
Radios and Pagers	6575	-	-	-	0.0%	0
Office Expense	6455	-	-	-	0.0%	0
Telephone and Cellular	6670	-	-	-	0.0%	0
Uniform Expense	6750	-	-	-	0.0%	0
Small Tools and Equipment	6655	-	-	-	0.0%	0
					0.0%	0
Total Operating Expense		**418,318**	**419,931**	**433,148**	**-3.5%**	**(14,830)**
Total Expense		**418,318**	**419,931**	**433,148**	**-3.5%**	**(14,830)**
Gain/(Loss) and Reserve Expenditures						
Gain (Loss) on the Sale of Fixed Assets	4655	0	0	0	0.0%	0
Repairs & Replacements - Reserves	6600	-	-	0	0.0%	0
NET - Fire/EMS		**1,307**	**(306)**	**1,165**	**-10.9%**	**(142)**

COMMUNITY SERVICES DISTRICT	05					
GENERAL & ADMINISTRATIVE	90					
2026-27 Operating Budget		Budget	Forecast	Budget	Variance	Variance
	GL code	25-26	25-26	26-27	%	$
Revenues						
Property Related Fees - Residential	4201	-	-	-	0.0%	0
- Ranch Club	4202	-	-	-	0.0%	0
- Golf Club	4203	-	-	-	0.0%	0
Late Fees - Co of Mtry	4251	-	-	-	0.0%	0
Miscellaneous Income	4330	6,000	6,000	6,000	0.0%	0
Housing Management Fee	4331	-	-	-	0.0%	0
Total Revenues		**6,000**	**6,000**	**6,000**	**0.0%**	**0**
Payroll Expense						
Salaries and wages	6000	394,885	395,618	404,136	-2.3%	(9,251)
Insurance - Health	6292	29,054	30,633	32,193	-10.8%	(3,139)
Insurance - Dental/Life & LTD	6293	1,855	2,411	1,903	-2.6%	(49)
Pension (401k match)	6517	4,811	9,602	14,531	-202.0%	(9,720)
Workman's comp	6288	1,546	1,613	1,986	-28.4%	(439)
Payroll taxes	6515	29,137	24,288	29,601	-1.6%	(464)
Total Payroll Expense		**461,288**	**464,165**	**484,350**	**-5.0%**	**(23,062)**
Operating Expense						
Ranch Club Labor Chgs. (Cleaning)	6006	-	-	-	0.0%	0
Labor Prop Ops - Mechanic/Mgmt	6008	1,000	-	-	100.0%	1,000
Auto expense	6130	-	-	-	0.0%	0
Utilities - Electric	6760	1,087	-	1	99.9%	1,086
Bank Charges	6137	-	-	-	0.0%	0
Monterey County Fees	6138	32,078	31,914	31,490	1.8%	589
Utilities - Refuse Removal	6771	-	-	-	0.0%	0
Repairs and Maintenance	6592	8,000	4,916	8,000	0.0%	0
Computer Expenses	6170	3,230	2,547	3,230	0.0%	0
Community Relations	6570	9,772	5,060	5,060	48.2%	4,711
Permits and Fees	6520	-	-	-	0.0%	0
Corp Yard Overhead	6190	48,553	52,801	54,649	-12.6%	(6,096)
County Collection Charges	6206	-	-	-	0.0%	0
Dues and subscriptions	6231	21,663	22,903	26,570	-22.7%	(4,907)
Dry Cleaning	6220	2,400	1,941	2,400	0.0%	0
Employee Meals	6237	94,283	88,944	92,502	1.9%	1,781
Education & Seminars	6239	2,400	42	2,400	0.0%	0
Fuel & Oil	6277	3,900	1,965	3,954	-1.4%	(54)
First Aid/Safety	6275	-	-	-	0.0%	0
Insurance -W/C	6288	1,926	-	-	100.0%	1,926
Insurance - Special/D&O/Liability	6291	211,357	207,485	238,602	-12.9%	(27,245)
Insurance - Property/Liability (incl Auto)	6294	57,714	60,084	53,575	7.2%	4,139
Insurance - Auto	6295	-	-	-	0.0%	0
Legal	6320	51,001	118,123	51,001	0.0%	0
Meals	6405	4,300	1,486	3,250	24.4%	1,050
Misc	6410	-	-	-	0.0%	0
Audit & Tax Prep	6134	69,452	44,500	51,177	26.3%	18,276
Admin Cost reimbursement	6380	830,772	802,010	961,785	-15.8%	(131,013)
Office supplies	6455	1,870	542	1,200	35.8%	670
Operating Expenses	6456	9,766	9,536	9,871	-1.1%	(105)
Postage & Delivery	6545	120	-	120	0.0%	0
Recruitment Expense	6585	-	66	-	0.0%	0
Small tools and equipment	6655	-	-	-	0.0%	0
Utilities - Propane	6786	1,789	556	573	68.0%	1,216
Taxes-Property	6669	-	-	-	0.0%	0
Telephone & cellular	6670	15,002	14,512	15,674	-4.5%	(671)
Uniform expense	6750	2,200	990	2,200	0.0%	0
Total Operating Expense		**1,485,636**	**1,472,923**	**1,619,283**	**-9.0%**	**(133,646)**
Total Expense		**1,943,911**	**1,937,088**	**2,103,633**	**-8.2%**	**(159,722)**
Non Operating Income/Expense	6396	-	-	-	0.0%	0
Reimbursable expense	6395	-	-	-	0.0%	0
Repairs & Replacements- Reserves	6600	-	-	-	0.0%	0
Total Transitional Income / Expense		**-**	**-**	**-**	0.0%	0
Interest Income	4625	60,000	81,729	60,000	0.0%	0
Principal & Interest, Corp Yard Loan	6287	(159,804)	(159,804)	(159,804)	0.0%	0
Depreciation	6217	0	0	0	0.0%	0
Total Other Income / (Expense)		**(99,804)**	**(78,075)**	**(99,804)**	**0.0%**	**0**
NET - Administration		**(2,037,715)**	**(2,009,163)**	**(2,197,437)**	**7.8%**	**(159,722)**

Before the Board of Directors of

Santa Lucia Community Services District

***Resolution No*. 26-10**

Resolution No. 26-10 }
A Resolution of the Board of Directors }
of the Santa Lucia Community Services }
District Adopting the Final Budget for the }
Santa Lucia Community Services District }
For Fiscal Year 2026/2027 }

WHEREAS, the Board of Directors of the Santa Lucia Community Services District desires a prudent fiscal approach to manage and provide services to the property owners within the District.

WHEREAS, the Board of Directors of the Santa Lucia Community District has reviewed and discussed the Detailed Final Budget for Fiscal Year 2026/2027, a copy of which is attached hereto as Exhibit A.

NOW THEREFORE BE IT RESOLVED that:

1. The Detailed Final Budget for Fiscal Year 2027/2027 is hereby approved following amendments to the considerations detail, which are set forth in the report or minutes of today's meeting of the Board; and

2. RESOLVED FURTHER, that the District directs staff to report back to this Board if significant adjustments are required to the Detailed Final Budget if unanticipated outlays arise in Fiscal Year 2026/2027

PASSED AND ADOPTED on this 22nd day of July, 2026, upon motion of Director ____________________ and seconded by Director ___________________ and carried by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

____
MARK BOITANO, President

Attest: ______________________________________ Dated: July 22nd, 2026
SHAW PICK, Secretary

Before the Board of Directors of
Santa Lucia Community Services District

***Resolution No.* 26-11**

Resolution No. 26-11	**}**
A Resolution of the Board of	**}**
Directors of Santa Lucia	**}**
Community Services District	**}**
Certifying Compliance with	**}**
State Law with Respect to the	**}**
Levying of General and Special	**}**
Taxes, Assessments, and	**}**
Property Related Fees and	**}**
Charges.	**}**

WHEREAS, the Santa Lucia Community Services District requests that the Monterey County Auditor-Controller enter those general or special taxes, assessments or property-related fees or charges identified in Exhibit "A" on the tax roll for collection and distribution by the Monterey County Treasurer-Tax Collector commencing with the property tax bill for fiscal year 2026-2027.

NOW, THEREFORE BE IT RESOLVED by the Santa Lucia Community Services District that:

1. The Santa Lucia Community Services District hereby certifies that it has, without limitation, complied with all legal procedures and requirements necessary for the levying an imposition of the general or special taxes, assessments, or property-related fees or charges identified in Exhibit "A", regardless of whether those procedures and requirements are set forth in the Constitution of the State of California, in the State Statutes, or in the applicable decisional law of the State of California; and,

2. The Santa Lucia Community Services District further certifies that, except for the sole negligence or misconduct of the County of Monterey, its officers, employees and agents, with regards to the handling of the CD or electronic file identified as Exhibit "A", the Santa Lucia Community Services District shall be solely liable and responsible for defending, at its sole expense, cost, and risk, each and every action, suit, or other proceeding brought against the County of Monterey, its officers, employees and agents for every claim, demand, or

challenge to the levying or imposition of the general or special taxes, assessments, or property related fees or charges identified in Exhibit “A” and that it shall pay or satisfy any judgment rendered against the County of Monterey its officers, employees and agents on every such action, suit, or other proceeding, including all claims for refunds and interest thereon, legal fees and court costs and administrative expenses of the County of Monterey to correct the tax rolls.

PASSED AND ADOPTED on this 22nd day of July 2026 upon motion of Director ___________________ and seconded by Director ___________________ and carried by the following vote, to wit:

AYES:

NOES:

ABSENT OR ABSTAINING:

ATTEST:

____
MARK BOITANO
Chair, Board of Directors

I, SHAW PICK, Secretary of the Santa Lucia Community Services District, hereby certify that the foregoing is a true copy of original resolutions Resolution 26-11 of said Board of Directors duly made and adopted on July 22nd, 2026.

Dated: July 22nd, 2026 ___________________________ **SHAW PICK, Secretary**

Before the Board of Directors of the

Santa Lucia Community Services District

***Resolution No.* 26-15**

Resolution 26-15	**}**
A Resolution of the Board of Directors of the	**}**
Santa Lucia Community Services District	**}**
declaring that no responsive bids were	**}**
received in response to the solicitations	**}**
made in Bid No. 26-01 for the purchase of one	**}**
truck and authorizing the General	**}**
Manager to enter into negotiations on the	**}**
open market for the purchase.	**}**

WHEREAS, the Santa Lucia Community Services District ("District") is responsible for the procurement, maintenance and upkeep of its assets; and

WHEREAS, the District deems it prudent and in the best interest of the District to engage in the purchase of certain equipment, and did adopt specifications and directed the calling for sealed bids for a new pickup truck, to be used as the District's security vehicle, in Bid No. 26-01; and

WHEREAS, District published a notice inviting bids for Bid No. 26-01 (copy attached) and having received no responsive bids, staff recommends that, consistent with the District Purchasing Policy, the Board make a finding that further solicitation for competitive proposals would be unavailing, would not produce an advantage and would not be in the public interest and, on that basis, authorize the General Manager to seek written proposals and to engage in negotiations on the open market for the purchase a pickup truck meeting the specifications of Bid No. 26-01.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of the Santa Lucia Community Services District that the Board finds and determines as follows:

1. That no bids were received in response to Bid No. 26-01 for one new truck, to be used for the District's security vehicle.

2. That the Board finds further solicitation for competitive proposals would be unavailing, would not produce an advantage and would not be in the public interest.

3. That in accordance with the District's Purchasing Policy the General Manager is authorized to proceed to seek written proposals and to negotiate directly on the open market for the purchase of one truck, meeting the specifications of Bid No. 26-01, to be used as the District's road operations vehicle and to execute any and all documents and agreements required to effect the purchase and the purposes of this resolution and Bid No. 26-01, provided that such agreements and documents shall first be approved as to form by District legal counsel.

4. The District Finance Director is authorized to make the necessary accounting and budgetary entries.

PASSED AND ADOPTED by the Board of Directors of the Santa Lucia Community Services District on this 22th day of July 2026, upon motion of Director __________________ and second by Director ______________________by the following vote, to wit:

AYES:

NOES:

ABSENT OR ABSTAINING:

____
Mark Boitano
President, Board of Directors

I, Shaw Pick, Secretary of the Santa Lucia Community Services District, hereby certify that the foregoing is a true copy of the original resolution, Resolution 26-15 of said Board of Directors duly made and adopted July 22, 2026.

Dated: July 22, 2026

____
Shaw Pick, Secretary

Before the Board of Directors of the

Santa Lucia Community Services District

***Resolution No.* 26-16**

Resolution 26-16 }
A Resolution of the Board of Directors of the }
Santa Lucia Community Services District }
declaring that no responsive bids were }
received in response to the solicitations }
made in Bid No. 26-02 for the purchase of one }
Wheeled Excavator and authorizing the }
General Manager to enter into negotiations }
on the open market for the purchase. }

WHEREAS, the Santa Lucia Community Services District ("District") is responsible for the procurement, maintenance and upkeep of its assets; and

WHEREAS, the District deems it prudent and in the best interest of the District to engage in the purchase of certain equipment, and did adopt specifications and directed the calling for sealed bids for a Multi-Function Wheeled Excavator, to be used in the District's Roads and Fuel & Brush Departments, in Bid No. 26-02; and

WHEREAS, District published a notice inviting bids for Bid No. 26-02 (copy attached) and having received no responsive bids, staff recommends that, consistent with the District Purchasing Policy, the Board make a finding that further solicitation for competitive proposals would be unavailing, would not produce an advantage and would not be in the public interest and, on that basis, authorize the General Manager to seek written proposals and to engage in negotiations on the open market for the purchase a Multi-Function Wheeled Excavator meeting the specifications of Bid No. 26-02.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of the Santa Lucia Community Services District that the Board finds and determines as follows:

1. That no bids were received in response to Bid No. 26-02 for one Wheeled Excavator, to be used in the District's Roads, Drainage, and Fuel & Brush Departments.

2. That the Board finds further solicitation for competitive proposals would be unavailing, would not produce an advantage and would not be in the public interest.

3. That in accordance with the District's Purchasing Policy the General Manager is authorized to proceed to seek written proposals and to negotiate directly on the open market for the purchase of one Multi-Function Wheeled Excavator, meeting the specifications of Bid No. 26-02, to be used in the District's Roads, Drainage, and Fuels Management departments.
4. and to execute any and all documents and agreements required to effect the purchase and the purposes of this resolution and Bid No. 26-02, provided that such agreements and documents shall first be approved as to form by District legal counsel.

4. The District Finance Director is authorized to make the necessary accounting and budgetary entries.

PASSED AND ADOPTED by the Board of Directors of the Santa Lucia Community Services District on this 22th day of July 2026, upon motion of Director __________________ and second by Director ______________________by the following vote, to wit:

AYES:

NOES:

ABSENT OR ABSTAINING:

____
Mark Boitano
President, Board of Directors

I, Shaw Pick, Secretary of the Santa Lucia Community Services District, hereby certify that the foregoing is a true copy of the original resolution, Resolution 26-16 of said Board of Directors duly made and adopted July 22, 2026.

Dated: July 22, 2026

Shaw Pick, Secretary