

Santa Lucia Community Services District  
**MEETING AGENDA**  
Tuesday, October 20, 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 July 22, 2026
- V. General Manager's Report
  - 1. Financial Report
    - Quarterly Financial Update (Nick Santy, Shaw Pick)
  - 2. Security Report
    - Quarterly Update – Phil Penko
  - 3. Business Matters
    - Roads Mello-Roos Update
  - 4. Preserve Board Liaison Report – Cary Whitfield
  - 5. Conservancy Update – Melissa Thorme
- VI. District Counsel's Report
  - a. Update by District Counsel Brian Pierik regarding designation of Maria Sullivan as Assistant District Counsel.  
Introduction of Maria Sullivan. No Board action is required.
- VII. Board Action
  - a. Discussion and adoption of Board Dates 2027  
Proposed Dates:
    - 1. Special Meeting November 18, 2026
    - 2. January 20, 2027
    - 3. April 21, 2027
    - 4. July 21, 2027
    - 5. October 27, 2026
- VIII. Citizen's Advisory Committee Comments

## IX. 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 Thorne  
3 San Clemente Trail  
Carmel, CA 93923

Director Eastman  
21 Vasquez Trail  
Carmel, CA 93923

### **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).

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Aimee - Santa Lucia CSD is inviting you to a scheduled Zoom meeting.

Topic: SLCSD Board Meeting

Time: Oct 20, 2026 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82696408059?pwd=9Y81u8gQ7a4AxWYgIxwdrqbA8jb7Jv.1>

Join and take notes

<https://us02web.zoom.us/j/82696408059?pwd=9Y81u8gQ7a4AxWYgIxwdrqbA8jb7Jv.1&mynotes=on>

Meeting chat link

<https://us02web.zoom.us/launch/jc/82696408059>

Meeting ID: 826 9640 8059

Passcode: 269831

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One tap mobile

+16699006833,,82696408059#,,,,\*269831# US (San Jose)

+16694449171,,82696408059#,,,,\*269831# US

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Join by SIP

• 82696408059@zoomcrc.com

Join instructions

[https://us02web.zoom.us/meetings/82696408059/invitations?signature=x6mOoLWTbnwh\\_JNRXKVIIiLo7RU36k3tZX5dIKAr90o](https://us02web.zoom.us/meetings/82696408059/invitations?signature=x6mOoLWTbnwh_JNRXKVIIiLo7RU36k3tZX5dIKAr90o)

**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, on Wednesday, July 22, 2026, scheduled for 9:00 A.M.

**Call to Order.** The meeting was called to order by Board President Mark BOITANO at 9:02 A.M.

**Roll Call.** The following Directors were present: Mark BOITANO, Cary WHITFIELD, Ron EASTMAN, and Melissa THORME. Director Jack PEAT was absent. Also present were John SHUPE, Advisory Member; Nick SANTY, Preserve Company CFO; Phil PENKO, Director of Security; Aimee DAHLE, District Executive Assistant; Shaw PICK, District General Manager; Aaron DULA, Public Works Director; and Kimberly VENTRE, member of the public. Jamil TANGUAY, Gatehouse Manager, joined the meeting at 9:24 A.M.

Joining by ZOOM were Brian PIERIK, District Counsel, and Mark MANDELL, District Municipal Counsel (left at 9:21 A.M.).

**Public Comment.** Kimberly VENTRE addressed the Board regarding vehicle speeds and equestrian safety on Pronghorn Run between Rancho San Carlos Road and Vasquez Trail, particularly westbound traffic at approximately 4:00 P.M. She stated that her concerns did not involve contractors or Preserve staff. The Board received the comments, and Security staff took note.

**Consent Agenda.** Director THORME reported that she had reviewed and assisted with edits to the Sewer System Management Plan. Upon motion made by Director THORME and seconded by Director WHITFIELD, the Board unanimously approved the Consent Agenda, consisting of:

- Minutes of the regular meeting of April 27, 2026.
- Minutes of the special meeting of June 3, 2026.
- Resolution No. 26-12 ordering the Board seat election.
- Resolution No. 26-13 authorizing the General Manager to file federal tax documents for the Clean Energy Incentive.
- Resolution No. 26-14 approving the updated Sewer System Management Plan.
- Adoption of Ordinance No. 26-01 prohibiting use of the municipal water supply for an external sprinkler system for wildfire defense.

**Wastewater System Discussion.** Following approval of the Consent Agenda, the Board discussed wastewater system capacity. Staff explained that the treatment plant had been expanded in 2015 and was sized to accommodate future connections within the existing service area. No collection system expansion was currently contemplated. A future Board visit to the treatment plant was suggested.

**Public Hearing Regarding Establishment of Community Facilities District No. 2 Road Quality and Levy of a Special Tax.** Board President BOITANO opened the public hearing at 9:08 A.M. Mr. PICK reported that notice of the hearing had been emailed to property owners on July 10, 2026, and that no formal written protests had been received. He explained the majority protest thresholds applicable to the proposed district. Board President BOITANO invited public comments;

none were received. Upon motion and second, the Board unanimously closed the public hearing at 9:10 A.M. Staff confirmed that the protest count was zero.

The Board acknowledged staff's community outreach and informational video. Upon motion made by Director WHITFIELD and seconded by Director THORME, the Board unanimously adopted Resolution No. 26-08 establishing Community Facilities District No. 2 and Resolution No. 26-09 ordering the tax measure election.

Later in the meeting, Mr. MANDELL clarified that the corrected last sentence of Section 12 of Resolution No. 26-08 permits prepayment of the special tax by payment of the maximum taxes for all remaining years of the tax term, together with any unpaid past taxes. The Board discussed how prepayment would account for the authorized annual increases. At counsel's recommendation, the Board voted again to confirm adoption of the corrected resolutions. Upon motion made by Director WHITFIELD and seconded by Director THORME, the Board unanimously adopted the updated wording of Resolution No. 26-08.

### **General Manager's Report.**

**Security Report.** Mr. PENKO presented the quarterly security report and reported that traffic volume had decreased by approximately 3,000 vehicles from the prior quarter, with a shift in traffic between the Rancho San Carlos and Chamisal entrances. The Board requested longer-term traffic comparisons and identification of officers referenced in future reports. Staff discussed the limitations of radar camera images, use of gatehouse license plate recognition cameras to investigate reported vehicles and plans to make camera feeds available on patrol officers' iPads. Discussion also addressed trespassing at Moore's Lake involving a counterfeit vehicle sticker and increased patrol attention to vehicle stickers.

**Financial Report and Fiscal Year 2026-2027 Budget.** Mr. PICK reviewed Fiscal Year 2025-2026 results and the proposed Fiscal Year 2026-2027 budget. He reported an anticipated year-end deficit of approximately \$110,000, compared with the approximately \$188,000 budgeted deficit. Fuel costs and Roads expenditures affected performance, while most departments performed under budget.

Proposed expense growth was approximately 6.8% over actual or forecast expenditures, compared with the five-year plan's 4% goal. Mr. PICK identified CEO transition-related administrative cost reimbursement and higher projected fuel costs as the principal factors above the goal. The proposed budget projected an approximately \$148,000 deficit. A potential \$130,000 clean energy tax credit for the solar project was excluded from the budget forecasts pending IRS approval and receipt of the credit, which could substantially reduce that forecasted FY 26-27 deficit. Proposed capital expenditures had been reduced from approximately \$750,000 to \$698,000.

Capital projects discussed included a multifunction wheeled excavator, the first phase of the Cantera wells project, a second Ford Maverick security vehicle, coordinated technology purchases, and covered storage at the corporation yard to protect materials and equipment.

Director THORME raised concerns regarding general and administrative costs, the District's share of the Preserve-wide CEO salary, shared service allocations, and the District's responsibilities as a public agency. Other Directors discussed the value of integrated accounting, human resources, and other shared services. Staff was asked to review the allocation methodology and whether it could be updated annually. Director WHITFIELD was asked to inquire about the status of revisions to the management services agreement and report back.

The Board requested that future budget presentations include proposed budget vs. prior year actuals as well as prior year budget figures. Mr. SANTY agreed to review potential improvements to the financial presentation and bring recommendations back to the Board.

Staff described ongoing reviews of equipment ownership versus leasing, mowing and weed-whacking services, contractor costs, prevailing wage requirements, workers' compensation exposure, and recovery of costs for homeowner services. Staff planned a more detailed review of equipment maintenance and labor costs before the next season. The Board discussed possible cost reduction initiatives and employee incentives, including the need to preserve service quality and avoid unintended consequences. Director WHITFIELD was asked to look into District representation on the compensation committee. Staff also explained the employee meal stipend and its treatment as taxable payroll compensation.

### **Board Action.**

**Resolution No. 26-10 Budget Adoption.** Upon motion by Director EASTMAN and seconded by Director WHITFIELD, the Board adopted Resolution No. 26-10 adopting the final budget for Fiscal Year 2026-2027. The motion passed with three votes in favor and Director THORME abstaining.

**Resolution No. 26-11 Tax and Assessment Compliance.** Upon motion made by Director THORME and seconded by Director EASTMAN, the Board unanimously adopted Resolution No. 26-11 certifying compliance with state law regarding the levy of general and special taxes, assessments, and property-related fees and charges.

**Resolution No. 26-15 Truck Purchase.** Upon motion by Director THORME and seconded by Director WHITFIELD, the Board unanimously adopted Resolution No. 26-15 declaring that no responsive bids had been received 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.

**Resolution No. 26-16 Wheeled Excavator Purchase.** Upon motion made by Director THORME and seconded by Director EASTMAN, the Board unanimously adopted Resolution No. 26-16 declaring that no responsive bids had been received 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. Staff discussed identifying a low-hour 2023 machine to avoid the added cost associated with newer tariff-affected models.

**Citizen's Advisory Committee Comments.** Advisory Member John SHUPE commented on the relationship between the District's General Manager and the Preserve CEO, suggesting that management agreement language clarify the District Board's authority over the General Manager. Staff stated that the current agreement addresses the Board's authority over the General Manager. Directors discussed the agreement and District representation in Preserve governance. District Counsel PIERIK recommended placing further discussion on a future agenda. No action was taken.

**CEO and Preserve Board Liaison Update.** Director WHITFIELD reported that interviews for a new CEO were underway and that he would relay matters discussed at the District meeting and report back.

**Conservancy Update.** Director THORME reported on new Conservancy Board members, recruitment of nonresident members, participation in garden talks, and efforts to increase engagement with the indigenous community, including possible participation in selected group hikes.

**Adjournment.** With no further business, upon motion made by Director THORME and seconded by Director WHITFIELD, the Board unanimously adjourned at 10:03 A.M.

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Mark BOITANO, Chair

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Shaw PICK, Secretary

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**SANTA LUCIA COMMUNITY SERVICES DISTRICT**

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**EXHIBIT 5-01**

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**Meeting Date:**     **October 20, 2026**

**To:**               **Santa Lucia Community Services District Board**

**From:**         **Shaw Pick, General Manager | Nick Santy, Preserve Co. CFO**

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**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

**Exhibits:**     5-01 a -       Statement of Net Position (ending Aug 31, 2026)  
                  5-01 b -       Statement of Cash Flow (ending Aug 31, 2026)  
                  5-01 c -       Statement of Rev's and Exp's (ending Aug 31, 2026)

**05 - SANTA LUCIA COMMUNITY SERVICES DISTRICT**  
STATEMENT OF NET POSITION

|                                                   | <i>Unaudited</i><br>8/31/2026 | <i>Unaudited</i><br>06/30/2026 | <i>Audited</i><br>06/30/2025 |
|---------------------------------------------------|-------------------------------|--------------------------------|------------------------------|
| <u>ASSETS</u>                                     |                               |                                |                              |
| CURRENT ASSETS:                                   |                               |                                |                              |
| Cash and cash equivalents                         | 2,428,318                     | 2,418,152                      | 2,887,040                    |
| Accounts receivable:                              |                               |                                |                              |
| Property related fees                             | 1,929,212                     | 454,447                        | 304,537                      |
| Affiliate receivable                              | -                             | 179,910                        | -                            |
| Other receivable                                  | 127,733                       | 146,589                        | 149,054                      |
| Prepaid expenses                                  | 300,623                       | 88,349                         | 101,212                      |
| Inventory                                         | 12,468                        | 8,853                          | 9,359                        |
| Total current assets                              | 4,798,354                     | 3,296,300                      | 3,451,202                    |
| CAPITAL ASSETS - NET                              | 30,014,040                    | 30,219,838                     | 31,324,349                   |
| TOTAL ASSETS                                      | 34,812,394                    | 33,516,139                     | 34,775,551                   |
| <u>LIABILITIES</u>                                |                               |                                |                              |
| CURRENT LIABILITIES:                              |                               |                                |                              |
| Accounts payable                                  | 176,872                       | 257,838                        | 137,296                      |
| Affiliate payable                                 | 1,414,024                     | -                              | 47,874                       |
| Accrued liabilities                               | 214,309                       | 202,713                        | 188,434                      |
| Deferred Revenue - Property Related Fees          | 136,334                       | 137,794                        | 137,794                      |
| Total current liabilities                         | 1,941,539                     | 598,345                        | 511,397                      |
| NONCURRENT LIABILITIES:                           |                               |                                |                              |
| Accrued compensated absences                      | 289,759                       | 271,298                        | 218,614                      |
| Long-term debt                                    | 301,754                       | 301,754                        | 616,711                      |
| Total noncurrent liabilities                      | 591,513                       | 573,051                        | 835,325                      |
| TOTAL LIABILITIES                                 | 2,533,052                     | 1,171,396                      | 1,346,722                    |
| <u>NET POSITION</u>                               |                               |                                |                              |
| Invested in net capital assets, less related debt | 29,712,286                    | 29,918,084                     | 30,707,637                   |
| Unrestricted                                      | 2,567,056                     | 2,426,658                      | 2,721,191                    |
| TOTAL NET POSITION                                | 32,279,342                    | 32,344,742                     | 33,428,829                   |
| TOTAL LIABILITIES and NET POSITION                | 34,812,394                    | 33,516,139                     | 34,775,551                   |

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

|                                                          | <b>Total Budget FYE</b> |                     |                   |                   | <b>August, 2025</b>   |                     |                     |                   |
|----------------------------------------------------------|-------------------------|---------------------|-------------------|-------------------|-----------------------|---------------------|---------------------|-------------------|
|                                                          | <b>Year to Date</b>     | <b>Budget YTD</b>   | <b>Variance</b>   | <b>Variance %</b> | <b>2026-2027</b>      | <b>Year to Date</b> | <b>Variance</b>     | <b>Variance %</b> |
| <b><u>Revenue</u></b>                                    |                         |                     |                   |                   |                       |                     |                     |                   |
| Tax Assessments - Road, Water & Security                 | \$ 1,269,628            | \$ 1,269,628        | \$ -              | 0.0%              | \$ 7,617,768          | \$ 1,186,528        | \$ 83,100           | 7.0%              |
| Tax Assessments - Wastewater(sewer & septic)             | \$ 87,172               | \$ 87,171           | \$ 1              | 0.0%              | \$ 523,028            | \$ 81,468           | \$ 5,704            | 7.0%              |
| Water Meter Charges                                      | \$ 134,047              | \$ 114,151          | \$ 19,896         | 17.4%             | \$ 551,042            | \$ 116,597          | \$ 17,450           | 15.0%             |
| Security & Gate Ops Dept.(tags & fines)                  | \$ 4,964                | \$ 6,127            | \$ (1,163)        | -19.0%            | \$ 37,976             | \$ 4,327            | \$ 637              | 14.7%             |
| Property Operations (Roads and Drainage Maint)           | \$ 20,845               | \$ 15,882           | \$ 4,963          | 31.2%             | \$ 112,658            | \$ 39,021           | \$ (18,176)         | -46.6%            |
| Brush Management & Fire Safety                           | \$ 74,312               | \$ 75,728           | \$ (1,416)        | -1.9%             | \$ 494,664            | \$ 76,812           | \$ (2,500)          | -3.3%             |
| Trash Services                                           | \$ 55,334               | \$ 53,573           | \$ 1,761          | 3.3%              | \$ 323,357            | \$ 53,572           | \$ 1,762            | 3.3%              |
| Fire/EMS                                                 | \$ 72,386               | \$ 72,386           | \$ -              | 0.0%              | \$ 434,313            | \$ 69,938           | \$ 2,448            | 3.5%              |
| Housing Management Fee                                   | \$ -                    | \$ -                | \$ -              | 0.0%              | \$ -                  | \$ -                | \$ -                | 0.0%              |
| <b>Total Revenue</b>                                     | <b>\$ 1,718,688</b>     | <b>\$ 1,694,646</b> | <b>\$ 24,042</b>  | <b>1.4%</b>       | <b>\$ 10,094,806</b>  | <b>\$ 1,628,263</b> | <b>\$ 90,425</b>    | <b>5.6%</b>       |
| <b><u>Operating Expenses by Department</u></b>           |                         |                     |                   |                   |                       |                     |                     |                   |
| Water Service                                            | \$ 394,203              | \$ 376,491          | \$ (17,712)       | -4.7%             | \$ 2,176,627          | \$ 352,432          | \$ (41,771)         | -11.9%            |
| Wastewater Collection & Treatment                        | \$ 49,800               | \$ 55,329           | \$ 5,529          | 10.0%             | \$ 327,425            | \$ 35,389           | \$ (14,411)         | -40.7%            |
| Road & Drainage Maintenance - (net of reimbursements)    | \$ 226,521              | \$ 241,177          | \$ 14,656         | 6.1%              | \$ 1,819,767          | \$ 212,045          | \$ (14,476)         | -6.8%             |
| Security & Gate Operations                               | \$ 291,917              | \$ 308,856          | \$ 16,939         | 5.5%              | \$ 1,759,854          | \$ 235,015          | \$ (56,902)         | -24.2%            |
| Brush Management & Fire Safety                           | \$ 59,135               | \$ 57,525           | \$ (1,611)        | -2.8%             | \$ 487,863            | \$ 55,348           | \$ (3,787)          | -6.8%             |
| Trash Services                                           | \$ 53,236               | \$ 68,456           | \$ 15,219         | 22.2%             | \$ 337,274            | \$ 57,591           | \$ 4,355            | 7.6%              |
| Fire/EMS                                                 | \$ 65,772               | \$ 72,191           | \$ 6,418          | 8.9%              | \$ 433,148            | \$ 63,508           | \$ (2,264)          | -3.6%             |
| General & Administrative                                 | \$ 319,925              | \$ 362,349          | \$ 42,424         | 11.7%             | \$ 2,103,633          | \$ 297,956          | \$ (21,969)         | -7.4%             |
| <b>Total Operating Expense</b>                           | <b>\$ 1,460,509</b>     | <b>\$ 1,542,374</b> | <b>\$ 81,865</b>  | <b>5.3%</b>       | <b>\$ 9,445,591</b>   | <b>\$ 1,309,284</b> | <b>\$ (151,225)</b> | <b>-11.6%</b>     |
| <b>Operating Surplus (Deficiency) - Before Loan Pmts</b> | <b>\$ 258,179</b>       | <b>\$ 152,272</b>   | <b>\$ 105,907</b> |                   | <b>\$ 649,215</b>     | <b>\$ 318,979</b>   | <b>\$ (60,800)</b>  |                   |
| Less: Loan Payments (Prin + Int)                         | \$ (26,634)             | \$ (26,634)         | \$ -              | 0.0%              | \$ (159,804)          | \$ (26,634)         | \$ -                | 0.0%              |
| <b>Operating Surplus (Deficiency)</b>                    | <b>\$ 231,545</b>       | <b>\$ 125,638</b>   | <b>\$ 105,907</b> |                   | <b>\$ 489,411</b>     | <b>\$ 292,345</b>   | <b>\$ (60,800)</b>  |                   |
| <b><u>Other Income (Expense)</u></b>                     |                         |                     |                   |                   |                       |                     |                     |                   |
| Plus: Interest Income                                    | \$ 10,167               | \$ 10,000           | \$ 167            | 1.7%              | \$ 60,000             | \$ 23,366           | \$ (13,199)         | -56.5%            |
| Plus: Capital Grants Income                              | \$ -                    | \$ -                | \$ -              | 0.0%              | \$ -                  | \$ -                | \$ -                | 0.0%              |
| Plus: Miscellaneous Income                               | \$ -                    | \$ -                | \$ -              | 0.0%              | \$ -                  | \$ -                | \$ -                | 0.0%              |
| Less: Depreciation Expense                               | \$ (307,112)            | \$ (314,000)        | \$ 6,888          | 2.2%              | \$ (1,884,000)        | \$ (305,986)        | \$ (1,126)          | -0.4%             |
| Less: Replacements and Reserves                          | \$ -                    | \$ -                | \$ -              | 0.0%              | \$ -                  | \$ (222)            | \$ 222              | 100.0%            |
| <b>Total Other Cash Flow (Use)</b>                       | <b>\$ (296,945)</b>     | <b>\$ (304,000)</b> | <b>\$ 7,055</b>   | <b>2.3%</b>       | <b>\$ (1,824,000)</b> | <b>\$ (282,842)</b> | <b>\$ (14,103)</b>  | <b>-5.0%</b>      |
| <b>Net Income</b>                                        | <b>\$ (65,400)</b>      | <b>\$ (178,362)</b> | <b>\$ 112,962</b> |                   | <b>\$ (1,334,589)</b> | <b>\$ 9,503</b>     | <b>\$ (74,903)</b>  |                   |
| <b><u>Other Cash Flow (Use)</u></b>                      |                         |                     |                   |                   |                       |                     |                     |                   |
| Plus: Depreciation Expense                               | \$ 307,112              | \$ 314,000          | \$ (6,888)        | -2.2%             | \$ 1,884,000          | \$ 305,986          | \$ 1,126            | 0.4%              |
| Less: Capital Expenditures                               | \$ (102,962)            | \$ (116,333)        | \$ 13,371         | 11.5%             | \$ (698,000)          | \$ (154,932)        | \$ 51,970           | 33.5%             |
| <b>Total Other Cash Flow (Use)</b>                       | <b>\$ 204,150</b>       | <b>\$ 197,667</b>   | <b>\$ 6,483</b>   | <b>3.3%</b>       | <b>\$ 1,186,000</b>   | <b>\$ 151,054</b>   | <b>\$ 53,096</b>    | <b>35.2%</b>      |
| <b>Total Surplus (Deficiency)</b>                        | <b>\$ 138,750</b>       | <b>\$ 19,305</b>    | <b>\$ 119,445</b> |                   | <b>\$ (148,589)</b>   | <b>\$ 160,557</b>   | <b>\$ (21,807)</b>  |                   |

**05 - SANTA LUCIA COMMUNITY SERVICES DISTRICT**  
**STATEMENT OF CASH FLOW**

|                                      |
|--------------------------------------|
| <u><b>Unaudited</b></u><br>8/31/2026 |
|--------------------------------------|

Statement of Cash Flows

|                                                                                   |                  |                         |
|-----------------------------------------------------------------------------------|------------------|-------------------------|
| Cash Flow from Operating Activities                                               |                  |                         |
| Net Income                                                                        | (65,400)         |                         |
| Adjustments to reconcile net income to net cash provided by operating activities: |                  |                         |
| Depreciation and amortization                                                     | 308,761          |                         |
| Changes in other accounts affecting operations:                                   |                  |                         |
| (Increase)/decrease in accounts receivable                                        | (1,455,909)      |                         |
| (Increase)/decrease in prepaid expenses                                           | (212,273)        |                         |
| (Increase)/decrease in inventories                                                | (3,615)          |                         |
| (Increase)/decrease in notes receivable                                           | -                |                         |
| Increase/(decrease) in accounts payable                                           | (80,966)         |                         |
| Increase/(decrease) in accrued liabilities                                        | 11,596           |                         |
| Increase/(decrease) in deferred revenues                                          | (1,460)          |                         |
| Increase/(decrease) in other liabilities                                          | 18,462           |                         |
| Increase/(decrease) in affiliate balance                                          | <u>1,593,934</u> |                         |
| Net cash provided by operating activities                                         |                  | 113,129                 |
| <br>Cash Flow from Investing Activities                                           |                  |                         |
| Capital expenditures                                                              | (102,962)        |                         |
| Proceeds from sales of equipment                                                  | <u>-</u>         |                         |
| Net cash provided by investing activities                                         |                  | (102,962)               |
| <br>Cash Flow from Financing Activities                                           |                  |                         |
| Payments of long-term debt                                                        | <u>-</u>         |                         |
| Net cash provided by financing activities                                         |                  | <u>-</u>                |
| <br>Increase (Decrease) in Cash                                                   |                  | 10,167                  |
| <br>Cash at Beginning of Year                                                     |                  | <u>2,418,152</u>        |
| Cash at the period ending                                                         |                  | <u><u>2,428,318</u></u> |

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**SANTA LUCIA COMMUNITY SERVICES DISTRICT**

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**EXHIBIT 5-02**

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**Meeting Date:** September 20, 2026

**To:** Santa Lucia Community Services District Board

**From:** Shaw Pick, General Manager / Phil Penko, Director of Security

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**Project/Matter:** Quarterly 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:** Attached

### Executive Summary

On Monday, August 17, 2026, new overnight Security Officer Joseph Arredondo joined our team. As anticipated, his addition reduced our overtime/double time expense significantly. In September 2026, his first full month onboard, our overtime/double time costs decreased \$1097.31 which was 46% less than the same period last year. It is anticipated this trend will continue.

Traffic continues to be a big concern for residents, members, and staff. The increase in traffic volume was expected given the busy summer months but the addition of two new radar display locations also had something to do with that. Following complaints regarding speeding vehicles spooking horses near the Equestrian Center, the radar display units were deployed on Pronghorn Run near the water treatment facility and captured 7867 vehicles. We also reduced the speed limit to 15 MPH along that stretch of roadway when horses are present. The other new deployment near the Sports Center netted 10598 vehicles. This significant jump likely captured a high volume of staff driving through the area which hopefully serves as a good reminder to them.

At CSD General Manager Shaw Pick's direction, Security is working on an enhanced traffic enforcement strategy and philosophy. This endeavor will see increased use of Light Detection and Ranging (LiDAR), especially during the morning and afternoon rush, a revised SLP Rules of the Road policy which will include a zero tolerance stance on all construction traffic violations, and clearer consequences when those violations occur. This updated policy will be provided to every general contractor working on the Preserve with the expectation they share it with every one of their subcontractors so there will be no surprises when citations are issued or someone gets banned from the Preserve for abhorrent driving.

In anticipation of the forecast El Niño, I will be attending "Carmel Prepares" on Saturday, October 17, 2026, a presentation by a UC Santa Cruz professor on what to expect from this storm trend, as well as earthquakes and tsunamis. This information will be useful as Security and the rest of the CSD staff prepare for this winter.

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 | 32.74/29.24 |    | Burglar Alarms     | 22 | 18  | 10 |    |
| Total Radar Traffic             | 19332/9587  | 14271/11486 | 28322/14288 |    | Fire Alarms        | 8  | 4   | 8  |    |
| Contractor Citations            | 5           | 5           | 13          |    | Other Alarms       | 1  | 1   | 1  |    |
| Contractor Warnings             | 7           | 3           | 2           |    | Earthquakes        | 0  | 0   | 0  |    |
| Staff Citations                 | 0           | 2           | 3           |    | Owner Requests     | 64 | 110 | 89 |    |
| Staff Warnings                  | 1           | 1           | 1           |    | Storm Checks       | 19 | 0   | 0  |    |
| Guest Citations                 | 0           | 0           | 0           |    | Complaints         | 0  | 0   | 1  |    |
| Guest Warnings                  | 0           | 1           | 0           |    | Medical            | 4  | 1   | 5  |    |
| Owners/Member Letters/Citations | 0           | 0           | 0           |    | Property Damage    | 2  | 0   | 2  |    |
| Owner/Member Warnings           | 3           | 1           | 1           |    | Traffic Collisions | 3  | 1   | 3  |    |
| Vendor Citations                | 1           | 3           | 5           |    | Trespass           | 1  | 3   | 5  |    |
| Vendor Warnings                 | 1           | 2           | 3           |    | Fires              | 0  | 0   | 1  |    |
|                                 |             |             |             |    | Home Inspections   | 63 | 93  | 72 |    |

### SIGNIFICANT EVENTS

| Date      | Event                   | Type/Location      | Nature/Outcome                                                                                                                                                               |
|-----------|-------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7/3/2026  | Possible structure fire | Member's residence | The resident forgot about a pot on the stove. The contents burned and set off the smoke detectors.                                                                           |
| 7/10/2026 | Robinson Canyon Blocked | Robinson Canyon    | Two semis got stuck on Robinson Canyon as they tried to make deliveries to a jobsite on the Preserve.                                                                        |
| 7/20/2026 | Medical Emergency       | Equestrian Center  | A resident was thrown from her horse and was transported to CHOMP via ground ambulance.                                                                                      |
| 7/23/2026 | Trespassing             | Sports Center      | I saw a vehicle with a faded employee sticker and determined the vehicle owner was not an employee. He claimed it was on the vehicle when he bought it.                      |
| 7/30      | Trespassers             | Penon Peak         | Karl at the Gatehouse observed four individuals hop the fence onto our property. Security Officers Rogelio Ramirez and Pedro Aguilar located and escorted them off property. |

|      |                                           |                                      |                                                                                                                                                                                   |
|------|-------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8/9  | Timber Fire                               | 20 miles S                           | Fortunately, the fire did not reach the Preserve.                                                                                                                                 |
| 8/11 | Lightning Strikes                         | South of Big Sur                     | Near Timber fire                                                                                                                                                                  |
| 8/13 | Concourse & Cocktails                     | Hacienda                             | Uneventful                                                                                                                                                                        |
| 8/15 | Noise Complaint                           | 16 Vasquez Trail                     | Two homeowners reported loud music from the area of this residence. Security was unable to locate the music. There have been previous calls regarding loud music at this address. |
| 8/29 | Hit & Run                                 | Chamisal Pass near Goodrich Trail    | Someone struck an SLP road marker post and fled.                                                                                                                                  |
| 9/2  | Injury Traffic Collision                  | 22 Vasquez Trail                     | Construction vehicle ran off the road and struck a tree. Minor knee injury to the passenger.                                                                                      |
| 9/8  | Medical Emergency                         | Three Refugio Trace                  | Resident had an allergic reaction to poison oak. She was transported to CHOMP via ground ambulance and returned home a few hours later.                                           |
| 9/8  | Vendor refused to cooperate with Security | RSC near Cantera Run & the Gatehouse | Vendor banned after refusing to ID himself when contacted by Security about parking in dry vegetation and damaging SLP property.                                                  |
| 9/17 | SLP Property Damage                       | Autonomous Mower Damaged             | A resident ran over a robotic mower in the driveway of the Hacienda. Minimal damage.                                                                                              |
| 9/27 | Trespass                                  | Garland Ranch to Penon Peak          | Reported by Miles and Andrea Sumner. Escorted off property.                                                                                                                       |

Respectfully Submitted,

Philip J. Penko  
Director of Security  
Santa Lucia Preserve