

Santa Lucia Community Services District
MEETING AGENDA
Wednesday, June 3rd, 2026
9:00 AM
Forrest Park Corporation Yard
121 Rancho San Carlos Road, Bldg. A, Carmel CA 93923

- I. Call to Order.
- II. Roll Call.
- III. Public Comment Period
- IV. General Manager's Report
 - i. Business Matters
 - 1. Resolution of Intent to form Roads CFD
 - 2. Resolution Adopting Local Goals and Policies for Community Finance Districts
 - 3. Resolution Authorizing CALFIRE Grant Application for FY2026-27
 - ii. Financial Report
 - 1. DRAFT 2026-2027 Budget Build Preview

- V. Citizen's Advisory Committee Comments

- VI. Board Discussion –
 - a. Discussion on voter outreach
 - b. Change of July Board Meeting from 21 July, 2026 to 22 July, 2026
 - c. Remaining Board Meetings ~
 - i. July 22, 2026
 - ii. October 20, 2026

- VII. Board Action –
 - a. Consider adoption of Resolution 26-05: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT ADOPTING LOCAL GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS
 - b. Consider adoption of Resolution 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
 - c. Consider adoption of Resolution 26-07: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT TO ENTER INTO AN AGREEMENT WITH THE STATE OF

CALIFORNIA TO CARRY OUT ENHANCING THE FUELBREAK
MAINTENANCE PROGRAM AT THE SANTA LUCA PRESERVE

VIII. Adjournment

This Notice was posted 24 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

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

Topic: SLCSO Special Meeting

Time: Jun 3, 2026 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88916420776?pwd=hIxDbzKQreDHMSDKmAdfGtKdMlhbXO.1>

Meeting ID: 889 1642 0776

Passcode: 549426

One tap mobile

+16694449171,,88916420776#,,,,*549426# US

+16699006833,,88916420776#,,,,*549426# US (San Jose)

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).

SANTA LUCIA COMMUNITY SERVICES DISTRICT

EXHIBIT 4-01

Meeting Date: June 3, 2026
To: Santa Lucia Community Services District Board
From: Shaw Pick, General Manager

Project/Matter: Consideration of establishment of Road Quality Financing District

Brief Summary

Staff recommends that the Board consider adopting the two attached resolutions in order to initiate proceedings to establish a Road Quality Financing District pursuant to the Mello-Roos Community Facilities District Act of 1982.

The boundaries of the proposed Road Quality Financing District would be coextensive with the boundaries of the CSD. If successfully established, the Road Quality Financing District would be used by the CSD Board to levy an annual special tax to fund maintenance and operation of roads throughout the CSD, including necessary resurfacing, rehabilitation, preventative treatments, and similar work. The special tax would be collected on the property tax roll for fifteen years, beginning with Fiscal Year 2027-28.

The resolutions before the Board today do not establish the Road Quality Financing District or authorize a tax. They merely set the goals and policies of the CSD with respect to use of the Mello-Roos Act, initiate proceedings to establish the Road Quality Financing District, and call a public hearing for July 22, 2026 regarding the establishment of the Road Quality Financing District. Property owners and registered voters will have an opportunity to protest the proposal at the public hearing. If, following the public hearing the Board decides to move forward, then the Board would call an election regarding the proposed special tax. That election would be conducted by the Monterey County Registrar of Voters and consolidated with the November 3, 2026 statewide general election. . The vote would be by the registered voters of the CSD, and approval of the tax measure would require “yes” votes from two-thirds of those voting on the measure.

The tax is proposed to raise \$999,736 per year. The initial rate for estate parcels (developed or undeveloped) would be \$2,968, with all other residential and club parcels also taxed. The rates would increase at 2% per year.

The proposed schedule of actions for 2026 are:

June 3, 2026 ~ Public Meeting of Intention

July 22, 2026 ~ Hold Public Hearing/Call Election

November 3, 2026 ~ Election Date

Recommended Action

It is recommended that the Board adopt the Resolution Adopting Local Goals and Policies for Community Facilities Districts and the Resolution Declaring the Board's 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.

RESOLUTION NO. 26-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT ADOPTING LOCAL GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS

WHEREAS, pursuant to Section 61121(b) of the Government Code, the Santa Lucia Community Services District (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, with boundaries coextensive with the boundaries of the CSD, to fund Road Quality programs;

WHEREAS, Section 53312.7 of the Act requires that before initiating proceedings to establish a Financing District, the Board must adopt Local Goals and Policies regarding the use of the Act; and

WHEREAS, the Board desires to adopt such Local Goals and Policies.

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

1. Recitals. The recitals stated above are true and correct.
2. Adoption of Goals and Policies. The Board hereby adopts the "Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982 (General)" attached hereto as Attachment "A" and incorporated herein by reference.
3. 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:

NOES:

ABSENT:

Chair

ATTEST:

Secretary

Attachment "A"

Santa Lucia Community Services District

Goals and Policies
for the use of the
Mello-Roos Community Facilities Act of 1982
(Road Quality)

Statement of Purpose

This document sets forth the goals and policies of the Santa Lucia Community Services District (the "CSD") concerning the use of the Mello-Roos Community Facilities Act of 1982 (the "Act") (Section 53311 *et seq.* of the California Government Code). It has been prepared pursuant to the requirements of Section 53312.7 of the Act. These goals and policies are in addition to the previously adopted goals and policies that related solely to the creation of a financing district to fund Fire/EMS services.

Fundamental Policy

Pursuant to Section 61121(b) of the California Government Code, the CSD is authorized to levy special taxes pursuant to the Act. It is the policy of the CSD that, except as specifically limited by these goals and policies, the Board of Directors may exercise all rights, powers, and authorities granted to it by the Act.

The silence of these goals and policies with respect to any matter shall not be interpreted as creating any policy with regard to that matter. Any inconsistency between these goals and policies and the Act, as amended, shall be resolved in favor of the Act.

Financing Priorities

The purpose of the CSD's use of the Act is to fund the maintenance and operation of roads within the CSD, including necessary resurfacing, rehabilitation, preventative treatments, and similar work, through the creation of Financing Districts that are coextensive with the boundaries of the CSD. No other use of the Act is permitted under these goals and policies.

Equity of Tax Allocation Formulas

It is a goal of the CSD that any special tax levied pursuant to the Act be allocated equitably against all similar parcels within a Financing District.

It is not desirable that the tax on any parcel pursuant to these Goals and Policies exceed the following:

<u>Classification</u>	<u>Rate</u>
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

Each rate for the fiscal year may be increased by 2% annually after Fiscal Year 2027-28.

Issuance of Bonds—Statement Regarding Credit Policy and Appraisal Standards

These goals and policies do not authorize the issuance of bonds pursuant to Article 5 of the Act. As a consequence, these goals and policies do not include a statement regarding credit policies or a statement of definitions, standards, and assumptions to be used in appraisals. The Board of Directors may, in the future, amend these goals and policies to permit the issuance of bonds.

Transparency and Notification

The CSD will take the following steps to ensure that prospective property purchasers are fully informed about their taxpaying obligations imposed under the Act:

It will conduct all proceedings required by the Act in the manner required by the Ralph M. Brown Act (Section 54950 and following of the California Government Code);

It will cause a map of the boundaries of any proposed Financing District to be recorded, pursuant to Section 3111 of the California Streets and Highways Code, in the Office of the Recorder of Monterey County within 15 days following the adoption, of a resolution of intention to form that Financing District, pursuant to Section 53321 of the Act;

It will give notice, pursuant to Section 53322 of the Act, prior to holding any public hearing on the establishment of a Financing District;

It will record a notice of special tax lien, in the form specified by Section 3114.5 of the California Streets and Highways Code, upon determination that a special tax measure has been approved by the voters (and not more than 90 days following the date of such election). Such notice will include, among other information:

- (i) A description of the rate, method of apportionment, and manner of collection of the authorized special tax;
- (ii) A statement that the special tax cannot be prepaid and fully satisfied;
- (iii) The name(s) of the owner(s) and the assessor’s tax parcel number(s) of the real property included within the Financing District and not exempt from the special tax; and

- (iv) The name, address and telephone number of the CSD's Offices, so that the prospective property purchaser may contact the CSD's offices to obtain further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to the special tax lien.

It will furnish a notice of special tax, in the form set forth in Section 53340.2(c) of the Act to any individual requesting the notice or any owner of property subject to a special tax levied by the CSD within five working days of a request for such notice.

Interpretation

The Board of Directors is empowered to interpret these Goals and Policies. A finding by the Board of Directors that a Financing District conforms with the provisions of these Goals and Policies shall be conclusive evidence of such conformity.

Amendment

These Goals and Policies may be amended from time to time by resolution of the Board of Directors.

Relation to Previously Adopted Goals and Policies

These Goals and Policies are intended to supplement, rather than supplant, the previously adopted Goals and Policies that were adopted by the Board with respect to a Financing District for Fire/EMS Services. A Financing District that meets all of the requirements of either one of these sets of Goals and Policies shall be considered to meet the Goals and Policies of the CSD.

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:

NOES:

ABSENT:

Chair

ATTEST:

Secretary

Attachment "A"

Rate and Method of Apportionment

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

<u>Classification</u>	<u>Rate</u>
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
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105	239-091-030	Estate Residential
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109	239-091-091	Estate Residential
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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
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213	239-071-007	Estate Residential
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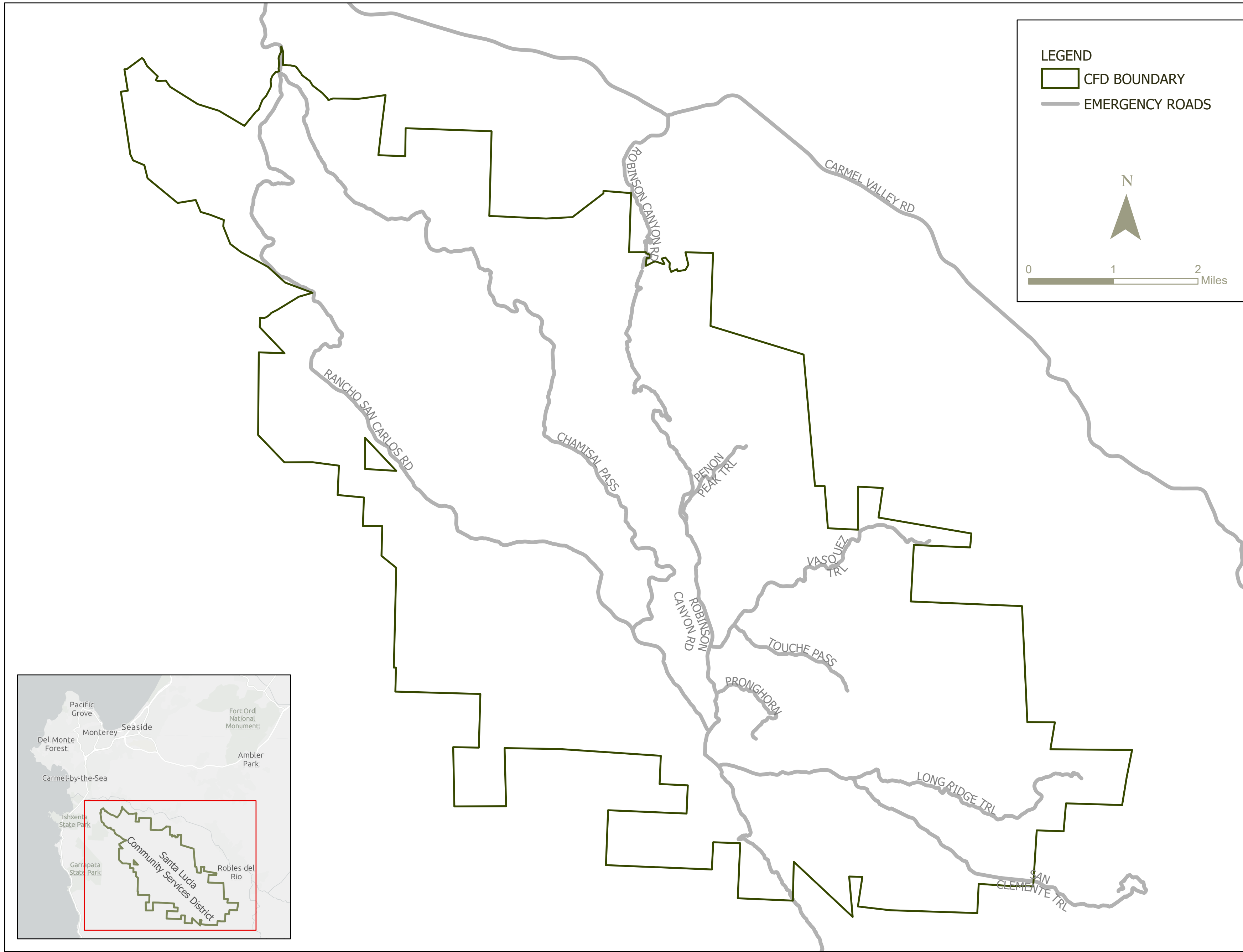
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232	239-131-016	Estate Residential
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251	239-121-008	Estate Residential
252	239-121-009	Estate Residential
253	239-121-010	Estate Residential
254	239-121-011	Estate Residential
D1	239-101-011	Estate 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
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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

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



FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT THIS 3RD DAY OF JUNE, 2026

 CLERK OF THE BOARD OF DIRECTORS
 SANTA LUCIA COMMUNITY SERVICES DISTRICT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2 (ROAD QUALITY) OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT AT A MEETING THEREOF, HELD ON THE 3RD DAY OF JUNE, 2026, BY ITS RESOLUTION NO. 26-06

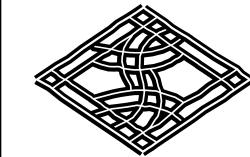
 CLERK OF THE BOARD OF DIRECTORS
 SANTA LUCIA COMMUNITY SERVICES DISTRICT

FILED THIS ____ DAY OF ____ AT THE HOUR OF ____ O'CLOCK
 ____ M. IN BOOK ____
 OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE
 _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE
 COUNTY OF MONTEREY, STATE OF CALIFORNIA.

 COUNTY RECORDER
 COUNTY OF MONTEREY
 STATE OF CALIFORNIA

BOUNDARIES OF THE PROPOSED COMMUNITY FACILITIES DISTRICT ARE COEXTENSIVE WITH THE BOUNDARIES OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT.

AUTHOR: EMILY AIKEN
 SOURCE: SANTA LUCIA COMMUNITY SERVICES DISTRICT



GEOGRAPHIC COORDINATE SYSTEM: GCS NORTH AMERICAN 1983
 PROJECTION: NAD 1983 STATE PLANE CALIFORNIA IV FIPS 0404 FEET

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT
STATE OF CALIFORNIA**

Resolution Number: 26-07

WHEREAS, the Governor of the State of California in cooperation with the California State Legislature has enacted State of California **Climate Investment**, which provides funds to the State of California and its political subdivisions for **fire prevention programs**; and

WHEREAS, the State Department of Forestry and Fire Protection (CAL FIRE) has been delegated the responsibility for the administration of the program within the State, setting up necessary procedures governing application by local agencies, non-profit organizations, and others under the program; and

WHEREAS, the applicant will enter into an agreement with the State of California to carry out the **Enhancing the Fuelbreak Maintenance Program at the Santa Lucia Preserve** project;

NOW, THEREFORE, BE IT RESOLVED that the **Board of Directors of the Santa Lucia Community Services District**:

1. Approved the filing of an application for "**California Climate Investments Wildfire Prevention Grants Program**"; and
2. Certifies that said applicant has or will have sufficient funds to operate and maintain the project; and,
3. Certifies that funds under the jurisdiction of the **Board of Directors of the Santa Lucia Community Services District** are available to begin the project.
4. Certifies that said applicant will expend grant funds prior to **January 15, 2030**.
5. Appoints the **General Manager**, or a designee, to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the aforementioned project.

The foregoing resolution was approved and adopted the _____ day of _____, 20____ by the following vote:

AYES:

NOES:

ABSENTS:

Signature

Title

---CERTIFICATION OF RESOLUTION---

Please note the person attesting cannot be the person(s) appointed in (5.)

ATTEST:

I _____, **General Manager** of the **Board of Directors of the Santa Lucia Community Services District**, witness my hand and the seal of the **Santa Lucia Community Services District** on the _____ day of _____, 20____.

Signature

OFFICIAL SEAL OR NOTARY CERTIFICATION
(If Applicable)

Title

CAL FIRE Wildfire Prevention Grant Application

FY 2025-26 | Board Summary

Applicant: Santa Lucia Community Services District

Project Title	Enhancing the Fuelbreak Maintenance Program at the Santa Lucia Preserve
Grant Program	CAL FIRE Wildfire Prevention Grants (California Climate Investments / Proposition 4)
Estimated Request	~\$625,000 – \$675,000 (recommended cap: \$950,000)
Application Deadline	July 8, 2026
Board Resolution Needed	First week of June 2026
Grant Performance Period	Spring 2027 – January 2030 (~2.75 years)

Background

In 2024, the CSD was awarded CAL FIRE Grant 5GG23203 (\$196,431.50) to purchase a remote-controlled masticator — nicknamed “Chewie” — for strategic fuelbreak maintenance across 37 miles of Preserve roadways. Since then, the CSD has built an entire fuelbreak maintenance program from the ground up: training operators, maintaining equipment in-house, completing over 20 acres of high-priority roadside fuelbreaks, and launching a real-time community [Story Map](#). All operating costs beyond the equipment purchase have been funded entirely by the CSD.

What This Grant Would Fund

- **Second remote-controlled masticator (FAE RCU-75 updated model)** — doubles treatment capacity and provides operational redundancy when the first unit requires maintenance.
- **Full-time Fuels Technician** (~2.75 years, ~\$109,000/yr fully burdened) — a dedicated masticator operator to maximize treatment output while the Fire and Fuels Management Specialist focuses on inspections, grant management, and community outreach.
- **Equipment trailer with Enforcer 10 fire suppression system** (~\$15,000 + suppression unit) — enables the operator to be fully self-sufficient in the field.
- **Fuel cell and air compressor** — trailer-mounted for field refueling and daily equipment maintenance.
- **Operating supplies** (diesel fuel, replacement teeth, maintenance parts) over the grant period.

CSD’s Own Investment (Informal Match)

- The CSD is independently purchasing a wheeled excavator with a FAE forestry mulcher head to treat steep slopes inaccessible to the masticator — a critical gap identified through years of field operations.
- Since receiving Grant 5GG23203, the CSD has self-funded all operator training, replacement parts (antennas, teeth), fuel, mechanical repairs, and program administration — at no cost to the grant.

Post-Grant Sustainability

After the grant period, the CSD plans to sustain the Fuels Technician position by offering mastication services to homeowners for defensible space work at \$350/hour — a recovery-cost rate consistent with the CSD’s not-for-profit structure. This model keeps skilled work in-house, reduces greenhouse gas emissions from third-party contractor travel, and generates sufficient revenue to maintain the position long-term. Multiple homeowners have already expressed interest, and comparable contractor rates exceed \$500/hour.

Expected Outcomes

- ~380 acres of roadside fuelbreak maintenance over the grant period with two machines and a dedicated operator
- Complements the Santa Lucia Conservancy’s landscape-scale grazing program (Grant 5GG25208, \$622,215) and Big Sur Fire’s Strategic Fuelbreak Maintenance (Grant 5GG25207, \$581,970) — a coordinated, multi-partner approach to regional wildfire resilience
- Protects 5,281+ residents and 2,855+ housing units across the Santa Lucia Preserve, Carmel Valley, Carmel Highlands, and Carmel-by-the-Sea
- Supports the CSD’s Firewise USA designation, Fire Risk Reduction Community List status (#28), and community-approved Fire and Brush Department

Board Action Requested

Adoption of a Board Resolution authorizing the Santa Lucia Community Services District to submit a grant application to the California Department of Forestry and Fire Protection (CAL FIRE) Wildfire Prevention Grants Program for FY 2025-26, and designating the General Manager as the authorized representative for the application and financial reports.

FY 2026-2027 Budget: Key Takeaways

Though revenues are increasing across most departments, the CSD forecast for FY26-27 has undergone a significant change in trajectory from the 5-Yr Plan model. This has been driven by three main factors: A CEO transition at SLPCO, significant fuel cost increases stemming from geopolitical events, and rising insurance costs across various insurance budget lines.

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 will increase by \$532k to a total \$8.1M.

Revenues for FIRE/EMS are expected to increase by 3.5% or \$14,688K 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 **not** have an escalator applied and will remain flat at \$494K.

Revenues for Waste Collection are expected to remain flat at \$324K.

Reimbursable revenues (Water usage charges, property operations, and security/gatehouse operations) will increase by an estimated \$42K 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 \$10M for FY 26-27.

Expenses ~

The Requested Expense increase for the coming year was programmed to be a 6.4% increase, 2.4% over the target of 4% YOY (largely due to fuel and insurance cost increases). The forecasted year end position for the district was forecasted to be a (\$164K) deficiency.

The current forecast is for an 8.8% increase in expenses, and for the district's end of year position to be a (\$371K) deficiency. Details on the prime budget drivers is below.

- SLPCO Admin Cost Reimbursement is increasing significantly due to the hiring of the new CEO and a planned 60 day overlap of CEOs. This is estimated to increase the reimbursement figure by \$208K to \$1,037,970. This is a 25% increase in this budget line item.
- Fuel Costs have increased exponentially in the past 60 days and are forecasted to remain high well into next FY. Below is a table showing the cost increases for

CSD compared to last year. This is a total \$77K un-forecasted expense in the next budget.

CSD Fuel Cost Increases for FY 26-27			
Fuel Cost Total '25	Projected Total	\$ Variance	% Variance
\$ 52,120.30	\$ 71,355.20	\$ 19,234.90	37%
\$ 8,538.55	\$ 11,792.00	\$ 3,253.45	38%
\$ 75,921.65	\$ 105,362.90	\$ 29,441.25	39%
\$ 45,430.75	\$ 54,516.90	\$ 9,086.15	20%
\$ 28,163.65	\$ 38,775.20	\$ 10,611.55	38%
\$ 11,350.85	\$ 16,072.00	\$ 4,721.15	42%
\$ 4,025.00	\$ 4,830.00	\$ 805.00	20%
\$ 225,550.75	\$ 302,704.20	\$ 77,153.45	34%

- Insurance: D&O/Liability – Services and premium increase of (\$84K) or 15% YOY.
- PG&E Utilities: Despite expected savings from the new Solar Project, electrical utilities are forecasted to increase by 12% next year. This is a (\$44K) increase across the CSD.
- Payroll Forecast for CSD:
 - Total FY 26-27 proposed salary and wage expenses (all departments) are increasing by (\$379,850) or 8.2% from FY2025-26 payroll **actuals**.
 - Total FY 26-27 proposed salaries and wage expenses (all departments) are increasing by (\$318,000) or 6.9% from the approved FY25-26 payroll budget.

Notable items in the proposed FY 26-27 payroll budget increase listed above:

- Overall payroll CPI increase per budget: (\$161K)
 - A 15% healthcare benefits rate increase per SLPCO CFO. (\$103K)
 - Contemplates a Roads Manager succession overlap of 60 days.(\$23K)
 - A pay increase for the CSD Mechanic/Service Manager now a ASE Master-certified technician: (\$15K) *this increase will be offset by mechanic labor rate increase from \$80/hr to \$95/hr.*
 - Staffing the night shift with Security personnel (\$30K)
 - Bringing Gatehouse Manager position fully under CSD: (\$47K)
-

Current Year CAPEX Closeout Report:

Capital Expenses ~ Approved at (\$744K). Forecasts anticipate a final expense of (\$756K). A summary is provided below detailing the items accomplished (including those that have not been completed). The remaining balance of these ongoing construction projects may be included in the FY 2026-27 CAPEX plan.

Specific items influencing this forecasted result:

- Solar Array at Booster 2 (Water Dept) - Budgeted \$525K - Project came in at \$425K.
- Potrero Treatment Plant (Water Dept) – Approximately \$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
- Expanded Memory Storage for LPR Cameras at Gatehouse (Gatehouse Dept) – \$17K
- Grinder Pump (Wastewater Dept) – \$15K **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- 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:** (\$95K Total). These items would normally be coded against the Repairs & Replacements GL codes in OPEX, but due to the cost (over \$5K), CFO Guidance was to code them 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 was destroying residential irrigation systems on Vista Cielo, and required urgent mitigation.
 - (\$30K) Replacement of 2 x Flail Mowers that broke during mowing season.

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

	<u>Budget 25-26</u>	<u>Forecasted 25-26</u>	<u>Budget 26-27</u>	<u>% Rev</u>	<u>Variance \$ YOY</u>	<u>Variance % YOY</u>
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	540,488	524,961	5.2%	(15,527)	-2.9%
Security & Gatehouse Operations	13,014	23,064	26,748	0.3%	3,684	16.0%
Road & Drainage Maintenance	97,008	79,599	133,277	1.3%	53,678	67.4%
Housing Management Fee	0	0	0	0.0%	0	0.0%
Waste Collection	311,736	323,266	324,267	3.2%	1,001	0.3%
Brush Management & Fire Infrastructure	481,872	472,872	494,664	4.9%	21,792	4.6%
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	9,473,115	10,085,025	100.0%	611,910	6.5%
EXPENSES (by Department):						
Water Service	2,122,363	2,099,319	2,202,426	21.8%	(103,106)	-4.9%
Wastewater Collection & Treatment	318,724	314,544	331,370	3.3%	(16,826)	-5.3%
Road & Drainage Maintenance	1,653,325	1,757,830	1,872,264	18.6%	(114,434)	-6.5%
Security & Gatehouse Operations	1,649,439	1,544,395	1,758,776	17.4%	(214,382)	-13.9%
General and Administrative	1,943,911	1,897,246	2,184,929	21.7%	(287,683)	-15.2%
Fire/EMS	418,318	418,133	431,657	4.3%	(13,524)	-3.2%
Waste Collection	324,042	333,757	341,814	3.4%	(8,057)	-2.4%
Brush Management & Fire Infrastructure	415,259	421,222	494,842	4.9%	(73,620)	-17.5%
TOTAL EXPENSES	8,845,381	8,786,447	9,618,078	95.4%	(772,697)	-8.8%
OPERATING SURPLUS (DEFICIENCY) - Before Loan Pmts	613,443	686,668	466,947	4.6%	(219,721)	-32.0%
Loan Payments (Prin + Int)	159,804	159,804	159,804	1.6%	0	0.0%
OPERATING SURPLUS (DEFICIENCY)	453,639	526,864	307,143	3.0%	(219,721)	-41.7%
OTHER CASH FLOW (USE)						
Other	0	0	0	0.0%	0	0.0%
Interest Income	60,000	82,042	60,000	0.6%	(22,042)	-26.9%
Gain (Loss) on Sale of Fixed Assets	10,000	0	10,000	0.1%	10,000	0.0%
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)	(756,447)	(749,000)	-7.4%	7,447	-1.0%
TOTAL OTHER CASH FLOW (USE)	(641,000)	(674,405)	(679,000)	-6.7%	(4,595)	0.7%
TOTAL SURPLUS (DEFICIENCY)	(187,361)	(147,541)	(371,857)	-3.7%	(224,316)	-152.0%
NET POSITION						
Beginning Unrestricted Net Position	2,673,211	2,721,191	2,573,650			
Total Surplus (Deficiency)	(187,361)	(147,541)	(371,857)			
Ending Unrestricted Net Position	2,485,850	2,573,650	2,201,793			
TOTAL COMBINED UNRESTRICTED NET POSITION	2,485,850	2,573,650	2,201,793			