FY 2023-24

Annual Engineer's Report
For
Windsor Landscaping & Lighting
Assessment District No. 2
(LLAD-2)

For Final Approval

Town of Windsor
County of Sonoma
State of California

June 2023

Prepared By:
Coastland Civil Engineering, Inc.

FY 2023-24
WINDSOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits, as directed by the Town Council of the Town of Windsor on March 1, 2023, the enclosed Engineer's Report on the 21st of June, 2023.

COASTLAND CIVIL ENGINEERING INC.

By: _____
John L. Wanger, RCE 43148, Exp. 3/31/24



I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2023.

By: _____
Irene Camacho-Werby, Town Clerk,
Town of Windsor
Sonoma County, California

I HEREBY CERTIFY that the enclosed Final Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the Town Council of the Town of Windsor, California, on the _____ day of _____, 2023.

By: _____
Irene Camacho-Werby, Town Clerk,
Town of Windsor
Sonoma County, California

I HEREBY CERTIFY that the enclosed Final Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Sonoma on the _____ day of _____, 2023.

By: _____
Irene Camacho-Werby, Town Clerk,
Town of Windsor
Sonoma County, California

ANNUAL ENGINEER'S REPORT FOR
TOWN OF WINDSOR
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT No. 2

(Pursuant to the Landscaping & Lighting Act of 1972)

FY 2023-24

Coastland Civil Engineering, Engineer of Work for the Windsor Landscaping & Lighting Assessment District No. 2 (LLAD-2), Town of Windsor, Sonoma County, California, makes this annual Engineer's Report, as directed by the Town Council on March 1, 2023, pursuant to Sections 22565 and 22620 of the California Streets & Highways Code for the Windsor Landscaping & Lighting Assessment District No. 2 for Fiscal Year (FY) 2023-24.

The formation of LLAD-2 requires the preparation and filing of an annual Engineer's Report (Report), as dictated by the Landscaping & Lighting Act of 1972.

The purpose of the Report is to present the costs of operating and maintaining the Assessment District improvements for the upcoming fiscal year. The Report includes a description of the improvements to be assessed, the amount of the annual assessments, the maximum annual assessments, a description of each lot or parcel in the district, the amount of the proposed assessment for each parcel, the basis or methodology of the assessment, and a diagram for the assessment district. The Report also must include any proposed annexations or other changes to the Assessment District. This information is updated with each subsequent annual Engineer's Report, as required by the 1972 Act.

Background

Since 1987, the Town of Windsor has utilized the Landscaping and Lighting Special Assessment District (LLAD-1) to fund the operation and maintenance of Town parks, as well as street lighting and landscaping within established zones. The costs to maintain Town park areas are assessed in Zone 1, LLAD-1. Since the late 1990's, the park system has grown significantly. The annual costs to operate and maintain the park improvements have outpaced the annual assessment revenues generated to pay for those increased improvement benefits.

In 2008, the Windsor Landscaping and Lighting Assessment District No. 2 (LLAD-2) was formed to recover the operation and maintenance costs of street landscaping and street lighting improvements, as well as the full cost shares for maintaining the Town parks from new developments. Since 2008, all new developments within the Town have been annexed into both Zone 1 – Parks, of LLAD-1, and LLAD-2. The combination of these two assessments pay for the full cost per parcel for the maintenance of Town parks.

The first development to be annexed into LLAD-2 was for the Shiloh Oaks Subdivision and was designated as Zone 101. Once an assessment district is created, it is possible to annex new areas into existing zone(s) or annex new zones(s) into the district as new subdivisions are developed in the Town. Over the years, additional zones have been added and annexations have occurred.

In FY 2013-14, Zone 106 was dissolved as development conditions changed, and the single parcel of that zone was transferred into Zone 102.

In FY 2014-15, a minimum reserve policy was established for LLAD-2. It was determined that an adequate reserve was between 50% and 60% of the annual Street Components of the assessment for each zone (as described in more detail later in this section). The reserve policy does not apply to Zone 102 as there are no Street Components in that zone.

In FY 2019-20, additional clarification of special benefit versus general benefit was added. Part D of this Report, Method of Apportionment of Assessment, includes further discussion of the special and general benefits conferred by the specific improvements and services within each Zone.

Proposition 218 and Special Benefits

In 1996, California voters approved Proposition 218 which grants local governments the ability to create assessment districts, and to levy and collect assessments. This law stipulates that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred upon that parcel. "Special benefit" is defined as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The Annual Engineer's Report must identify the special benefits conferred upon assessed parcels through the improvements and services funded by the Assessment District. The Report must also identify any general benefit conferred upon the public at large by those same improvements and services. The annual costs of the assessed improvements and services must be apportioned between special and general benefits. The costs attributed to a general benefit may not be assessed and must be funded through other sources.

In the case of LLAD-2, "improvements and services" primarily refers to park maintenance, landscaping or street lighting in identified areas and the operation and maintenance thereof.

In general, the special benefits provided by maintained Town parks include:

- Enhanced desirability of properties through association with the improvements,
- Readily accessible opportunity to visit and enjoy parks,
- Improved attractive entrances into the Town and community buildings,
- Improved aesthetic appeal of the town, and
- Improved air quality from additional vegetation.

In general, the special benefits provided by maintained landscaping include:

- Enhanced desirability of properties through association with the improvements,
- Improved aesthetic appeal of the neighborhood, and
- Improved air quality from additional vegetation.

In general, the special benefits provided by maintained street lighting include:

- Enhanced pedestrian safety,
- Enhanced vehicle safety, and
- Enhanced security to properties.

Each parcel within a zone receives a particular and distinct special benefit from the maintenance of the parks, landscaping and/or lighting within that zone even though the park, landscaping or lighting may not be adjacent to each parcel. Although members of the public may walk or drive through a zone and appreciate the aesthetic appeal of the maintained landscaping, this does not necessarily confer a general benefit to the public at large.

In the case where assessed improvements confer both special benefits to the parcels within a zone as well as general benefits to the public at large, the portion of each type of benefit must be quantified, and the costs apportioned accordingly. The discussion of such conditions, should they occur, is presented in this Report.

LLAD-2 Components

The method by which the costs of assessed improvements are distributed to the parcels within a zone depends on how the special benefits of those improvements are conferred upon each parcel. As described below, LLAD-2 uses three distinct methods for distributing costs relating to Parcel Street Components, Acreage Street Components, and the Park Components.

Parcel Street Component

The Parcel Street Component of a zone's budget is used for improvements such as street landscaping and street lighting that confer benefits to each parcel approximately equally. The costs of operating and maintaining those improvements, therefore, are spread evenly to the developable parcels within the zone. Vacant and undevelopable parcels, such as landscape strips and property used entirely for open space, do not receive benefits for landscaping or street lighting and are not assessed.

The total assessment cost per parcel for Parcel Street Components is found by dividing the total Parcel Street Component budget of the zone by the total number of developable parcels within the zone.

Acreage Street Component

The Acreage Street Component of a zone's budget is used for improvements where parcels receive benefits from the assessed improvements in proportion to their parcel size.

In the cases where lot sizes and shapes vary significantly, larger parcels may have the most frontage area and the smaller parcels the least. In these instances, the most equitable method of apportionment is to spread the costs for street improvement component by the size (acreage) of each parcel.

The Acreage Street Component cost per acre is found by dividing the total assessment cost for the street component of the zone by the total acreage within the zone. The Acreage Street

Component cost for each parcel is found by multiplying the Acreage Street Component cost per acre by the acreage of each parcel.

Park Component

The Park Component is used to allow the Town to obtain the full share of Town park costs from new developments. The Town parks include 20 neighborhood and community parks and trails and 6 landscaping areas within the Town of Windsor.

All properties of LLAD-2 are already assessed in Zone 1 of LLAD-1 to pay a portion of their share of the costs to operate and maintain Town parks. The LLAD-1 Zone 1 assessment, however, does not cover the complete cost of parks. The purpose of the Park Component is to recover the remaining portion of park costs from each parcel in LLAD-2.

Street Light Replacement Fund

All zones in this assessment district, except for Zone 102, have a Street Light Replacement Fund that is built up incrementally year after year to cover the replacement cost of streetlights knocked down in an accident. This fund accumulates to the full estimated cost to replace 10% of the street lights maintained by the specific zone, with a minimum of 1 street light.

Once the fund reaches the full replacement cost, the annual Street Light Replacement Fund assessment becomes zero until a knock-down occurs, upon which costs are expended to replace the street light, and the fund needs to be rebuilt. If excess annual reserves exist and the Street Light Replacement Fund has been satisfied, any annual reserves beyond the minimum established will be used to reduce the annual assessment.

For FY 2023-24, the street light replacement cost was increased from $5,000 to $10,000 per light.

Maximum Annual Assessment and Consumer Price Index

Every zone with a Park Component has been designated a Maximum Annual Assessment which limits the amount that the District can assess without going through a balloting process. The Maximum Annual Assessment is based upon estimates of the maximum population of the Town of Windsor at build out and its Town-wide park system facilities.

LLAD-2 includes an allowance for an annual increase to the estimated Maximum Annual Assessments in accordance with the annual Consumer Price Index (CPI) to take inflation into account. The annual CPI is based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics. All new zones to be annexed into this district shall include an allowance for an annual increase to the Maximum Annual Assessments in accordance with the same CPI.

An annual CPI adjustment to the Maximum Annual Assessment is not mandatory. It is considered annually by the Town Council. If an annual Report recommends an assessment that is less than the sum of the prior year's estimated maximum annual assessment adjustments at build out plus an adjustment up by the latest annual CPI, notices shall not be required to be sent, nor shall a

vote be required from the impacted property owners. If, however, an annual Report recommends an assessment that exceeds the sum of the prior year's estimated maximum annual assessment adjustments plus an adjustment up by the latest annual CPI, noticing and/or voting shall be required from the impacted property owners for the proposed increase in accordance with the applicable provisions.

The latest annual CPI adjustment is from 2022 and is +4.90%. In order to keep up with inflation, the annual CPI adjustment will be applied to each maximum assessment for each zone for FY 2023-24.

FISCAL YEAR 2023-24

Proposed Changes

For FY 2023-24, the following changes are proposed for LLAD-2:

- Maximum annual assessments will be increased by the Consumer Price Index inflation rate of +4.90%.
- The Street Light Replacement Reserve cost for replacing a street light increased from $5,000 to $10,000 per light.
- Two new annexations are proposed into two new zones, Zones 122 and 123.

The following sections include a description of each zone with their associated budgets and assessments.

Zone 101 – Shiloh Oaks Development

Zone 101 of LLAD-2 was formed to recover costs for the operation and maintenance of street landscaping and street lighting improvements located in public rights of way of the Shiloh Oaks development. There are 7 street lights and approximately 21,000 square feet of street landscaping along the south side of Pruitt Avenue and along both sides of Caletti Avenue within the Shiloh Oaks subdivision. Currently, there are three large parcels of varying size. At ultimate build out, additional streets with landscaping and lighting are planned for construction within the existing limits of the Shiloh Oaks subdivision.

The three parcels of Zone 101 receive direct and special benefits from the landscaping and street lighting, which include enhanced desirability of properties within the zone, improved aesthetic appeal of the neighborhood, improved air quality due to increased vegetation, and enhanced safety and security for the neighborhood, pedestrians, and vehicles due to improved lighting.

Although members of the general public may walk or drive through a zone and appreciate the aesthetic appeal of the maintained landscaping, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 101.

The budget for Zone 101 covers the operation and maintenance of the street lights and landscaping, including utility, replacement, administrative, and incidental costs. Due to the varying size and shape of parcels at this time, the most equitable method of apportionment is to use the Acreage Street Component, which distributes the costs of street landscaping and lighting based on the size (acreage) of each parcel. See Part B, Table 1, for the Acreage Street Component assessment cost per parcel unit for Zone 101.

Parcels in this development also specifically benefit from the LLAD-1 parks and therefore include a Park Component. Zone 101 parcels receive direct and special benefits from access to Town parks, which include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The costs of park

maintenance is spread to all parcels in Zone 101 on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1, for the Park Component assessment per ESD for Zone 1.

During FY 2015-16, a General Fund loan of $14,511.52 was required by this zone. This loan was due to multiple breaks in an irrigation line that were not detected for a period of time causing higher water costs than expected. After using all unencumbered Zone 101 funds, including the available street light reserve fund, a General Fund loan was required to cover the remaining balance. Assessments will be set at their maximum, or near maximum allowed level annually until loan reimbursement has been completed. The annual reimbursement is typically the revenue generated less the annual budget needs. The satisfaction of the Street Light Replacement fund will be put on hold until the loan has been repaid in full. At that time, the assessments for the Street Light Replacement fund will restart.

The total proposed Zone 101 budget for FY 2023-24 is $32,875.02. This budget reflects a 4.4% increase over last year and includes a $1,000 payment towards the 2015-16 General Fund loan. Reserves for this zone are at zero due to the water utility expense of FY 2015-16. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessment: A maximum annual assessment was determined based on the street configuration shown on Parcel Map 05-24 for the Shiloh Oaks development. Per the Parcel Map, additional streets may be built within this development (shown as "future streets" on the Parcel Map.) If the future streets are built, additional landscaping and lighting maintenance cost will be incurred in Zone 101. To account for this additional cost, a maximum annual assessment "at build-out" was determined under the assumption that future street and lighting improvements would be installed similar in proportion, quantity and quality to those installed with PM 05-24.

Assessments for future streets will not be levied against any parcel within this zone until those future streets are constructed and accepted by the Town. If it is determined at some time in the future all future streets shown on PM 05-24 for the Shiloh Oaks development will not be built, consideration should be given to reducing the estimated maximum annual assessment at build out to reflect operation and maintenance expenses for only those streets that have (or will) be built. Until any additional future streets are constructed, the actual annual assessments will be based on the as-incurred benefit of the operation and maintenance of the current street configuration as determined during the annual proceedings.

The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment based on PM 05-24 is proposed to be $36,509.64 (for 44.12 acres). The maximum annual Total Street Component assessment at build-out is proposed to be $118,029.66 for Zone 101 (for 39.85 acres). The maximum annual Park Component assessment will be $292.09 per ESD. As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 101.

Zone 102 – Miscellaneous Supplemental Parks

In FY 2009-10, there was one new development, Parcel Map 07-22 (Shook & Waller), that met the Town criteria for annexation into LLAD-2. This subdivision did not add new street lights or back-on landscaping, however its development was anticipated to increase the usage of the Town Parks. Therefore, a new Zone 102 was created for LLAD-2 with a Park Component only. Additional developments with similar conditions have subsequently also been annexed into Zone 102.

Parcels in Zone 102 receive special benefits from the LLAD-1 parks and therefore include a Park Component. The direct and special benefits from access to Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The costs of park maintenance are spread to all parcels in Zone 102 on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1, for the Park Component assessment per ESD for Zone 1.

The total proposed Zone 102 budget for FY 2023-24 is $1,857.60, which is a 23.4% increase over last year. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessment: The proposed CPI increase revises the FY 2023-24 maximum annual Park Component assessment in this zone to $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 102.

Zone 103 – Windsor Redwoods

In FY 2010-11, Zone 103 was formed to recover costs associated with the Windsor Redwoods development, an affordable housing development with 65 apartments on approximately 2.7 acres. Street lighting system improvements originally included nine new street lights located in public street rights of way that specifically benefit the Windsor Redwoods development. With the development of the adjacent parcel (now Esposti Park Place, Zone 112), one light was relocated and became the responsibility of the adjacent parcel. Windsor Redwoods is now responsible for eight streetlights. The boundaries of Zone 103 are contiguous with the boundaries shown on the improvement plans associated with this development (see the assessment diagram included near the end of this report).

The parcels of Zone 103 receive direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 103.

The budget for Zone 103 covers the operation and maintenance of the street lights, including incidental costs. As there will only be a single parcel within this development, and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year Zone 105 Parcel Street Component assessment per parcel unit.

The single parcel in this development also specifically benefit from the LLAD-1 parks and therefore include a Park Component. The Zone 103 parcel receives direct and special benefits from access to Town parks, which include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The costs of park maintenance is spread to all parcels in Zone 103 on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1, for the Park Component assessment per ESD for Zone 1.

The total proposed Zone 103 budget for FY 2023-24 is $8,733.55, which is a 20.3% increase over last year. The budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 60% of annual operating costs, which is within the recommended reserve policy of 50-60%. Excess annual reserves were used to reduce the annual assessment for FY 2023-24. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The applied CPI increase revises the maximum annual Total Street Component assessment to $8,017.61, and the Maximum Annual Park Component assessment to $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 103.

Zone 104 – Manzanita Subdivision

The Manzanita Subdivision is a Burbank Housing development that consists of 22 separate properties. Zone 104 was formed in FY 2010-11 to recover costs associated with the operation and maintenance associated with the street lighting improvements located in public right of way that specifically benefit the Manzanita Subdivision development. No additional Town maintained landscaping is planned within the existing limits of Manzanita Subdivision. The boundaries of Zone 104 are contiguous with the boundaries shown on the Final Map associated with this development (see the assessment diagram included near the end of this report).

The budget for Zone 104 covers the operation and maintenance of six street lights within the public right of way, including incidental costs. The parcels of Zone 104 receive direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles.

Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general

benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 104.

The 22 parcels are generally equally sized and the lights evenly spaced, making the benefit to each parcel equal. Therefore, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year, Zone 104 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 104 budget for FY 2023-24 is $4,164.00. This is an increase of 25.2% from last year's budget. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 60% of annual operating costs, which is within the recommended reserve policy of 50-60%. Excess annual reserves were used to reduce the annual assessment for FY 2023-24. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24: The maximum annual Total Street Component for the zone will be $6,504.78. The maximum annual Park Component assessment will be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 104.

Zone 105 – G&C Auto Body

The G&C Auto Body development is a single parcel developed for commercial use. Two new street lights were installed with this development that will be maintained by the Town. No additional Town-maintained landscaping is planned within the existing limits of the G&C Auto Body (Zone 105) development. Zone 105 within LLAD-2 was formed in 2010-11 to recover costs associated with the operation and maintenance associated with the street lighting improvements located in public right of way in the G&C Auto Body development. The boundaries of Zone 105 are contiguous with the boundaries shown on the improvement plans associated with this development (see the assessment diagram included near the end of this report).

Zone 105 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in

any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 105.

The budget for Zone 105 covers the operation and maintenance of the two street lights, including incidental costs. As there will only be a single parcel within this development, and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year Zone 105 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefits from the LLAD-1 parks and therefore includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 105 budget for FY 2023-24 is $1,901.50. This is a 169% increase from last year's budget due to the $1,000 contribution to the Street Light Replacement Reserve. The ending fiscal year annual reserve is anticipated to be 29% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for the zone will be $2,501.49. The maximum annual Park Component assessment will be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 105.

Zone 107 – Berry Lane (East)

In FY 2014-15, two easterly parcels on Berry Lane were annexed into this new zone and then split per Parcel Map 13-11 (9828 Berry Lane) and Parcel Map 13-12 (9810 Berry Lane). Eventually, the remaining two easterly parcels are anticipated to annex into this zone. One non-annexed parcel is quite large and anticipated to subdivide, making seven future parcels at buildout. As part of the development, one new street light was added. It is anticipated that ultimately three street lights will be installed within the public right of way (two acorn type and one cobra type) that will specifically benefit all of the easterly parcels on Berry Lane. Lights already exist on the westerly side of the street that will align with the new lights to meet Town Standards for street light spacing.

The boundary of Zone 107 currently includes the parcels within Parcel Map 13-11 and Parcel Map 13-12. The boundary is anticipated to ultimately include seven parcels on the easterly side of Berry Lane (see the assessment diagram included near the end of this report).

Zone 107 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 107.

The budget for Zone 107 covers the operation and maintenance of the street light, including incidental costs. As the parcels within this zone will be relatively equal in size, and the benefit is to each parcel equally, the benefit component is a Parcel Street Component (see Part D of this report). See Part B, Table 1 for the current year Zone 107 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 107 budget for FY 2023-24 is $1,975.68, which is an 163% increase from last year. A $1,000 contribution was made to the Street Light Replacement fund, as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 36% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for the zone will be $2,280.74. The maximum annual Park Component assessment will be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 107.

Zone 108 – Bell Village Commercial

In FY 2015-16, the commercial portion of the Bell Village Commercial Center, Town file No. MJS 09-17 Phase 1, was annexed into a new Zone 108. The commercial area includes 4 separate parcels and a common area with 16.5 added street lights as well as roundabout landscaping.

The boundaries of Zone 108 are contiguous with the commercial portion of Town file No. MJS 09-17 Phase 1. The residential area parcel created when the map for Town file No. MJS 09-17 Phase 1 was recorded is not a part of this zone. (See the assessment diagram included near the end of this report).

The roundabout within Zone 108 is located on Old Redwood Hwy and Market Street. The roundabout has four entry/exit points, one of which serves as the main entrance to the Bell Village Commercial Center. The maintained landscaping and lights located within the roundabouts provide special benefits of enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the area, improved air quality from additional vegetation to the parcels within their zone because of the maintained landscaping at their major point of entrance, and enhanced safety for the neighborhood, traffic and pedestrians. The improved aesthetics, safety and security associated with the roundabout landscaping and lighting is also considered to provide a general benefit to the public traveling on Old Redwood Highway and Market Street who are not conducting business with businesses within the zone.

Because the Bell Village Commercial Center's major entryway accounts for 1 out of 4 entry/exit points to the roundabout, they receive ¼ of the total benefits of the roundabout landscaping. Accordingly, the Bell Village Commercial Center will be responsible for ¼ or 25% of the total costs of landscaping and lighting costs of the roundabout. The remaining 75% of the landscaping costs for Zone 108 are considered a general benefit to the Town.

The budget for Zone 108 also includes the operation and maintenance of street light(s) within the public right of way of the Bell Village Commercial Center and the roundabout, including incidental costs. There are 4 pendant lights and 5 up-lights located within the roundabout. Of these, 2 pendant lights and 2.5 up-lights are assessed in this zone. As Bell Village Commercial Center receives ¼ benefit of the roundabout, that would include ¼ of the benefit of the lights. This equates to the value of 1 pendant light (4 times ¼) and 1.25 up-lights (5 times ¼). The remaining 1 roundabout pendant light and roundabout up-light costs included in this zone are considered a general benefit. Zone 108 receives special benefits of and enhanced safety for the neighborhood, traffic and pedestrians from all other lights included in this zone.

Although members of the general public may walk or drive through the commercial center and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 108.

As the lights are evenly spaced, and the benefit is to each parcel equally, the benefit component is a Parcel Street Component (see Part D of this report). See Part B, Table 1 for the current year Zone 108 Parcel Street Component assessment per parcel unit.

The general benefits expenses attributed to this zone (¾ of the roundabout landscaping costs, 1 roundabout pendant light and 1.25 roundabout up-lights) are paid with a general benefit contribution from the General Fund as shown in the budget detail for this zone.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air

quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 108 budget for FY 2023-24 is $19,839.75. This is a decrease of 18.8% from last year's budget. The Town will pay $7,257.75 of this budget from the General Fund to account for the general benefit provided to the public. The budget includes a $2,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. Excess annual reserves in the amount of $520.00 were used to reduce the annual assessment for FY 2023-24. The ending fiscal year annual reserve is anticipated to be 60% of annual operating costs, within the recommended reserve policy of 50-60%. See Part B for budget detail including the general benefit contribution, and Tables 1 and 2 for assessment, reserve and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for the zone will be $27,406.18. The maximum annual Park Component assessment will be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 108.

Zone 109 – Vintage Oaks on the Town Green

In FY 2015-16, Bell Village Commercial Center, Town file No. MJS 09-17 Phase 1, included a residential area that was annexed into a new Zone 109, known as Bell Village Residential. Improvements in this area were detailed on the subsequent Vintage Oaks on the Town Green plans, and the name of this zone was revised to match. This residential area is one parcel with a projected development of up to 400 apartments with 16.5 added street lights as well as landscaping of a roundabout.

The boundaries of Zone 109 are contiguous with the residential portion of Town file No. MJS 09-17 Phase 1. The southerly, commercial area parcels, created when the map for Town file No. MJS 09-17 Phase 1 was recorded, are not a part of this zone. (See the assessment diagram included near the end of this report).

The roundabout within Zone 109 is located on Old Redwood Hwy and Windsor Road. The roundabout has four entry/exit points, one of which serves as the main entrance Vintage Oaks on the Town Green. The maintained landscaping and lights located within the roundabouts provide special benefits of enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the area, improved air quality from additional vegetation to the parcels within their zone because of the maintained landscaping at their major point of entrance, and enhanced safety for the neighborhood, traffic and pedestrians. The improved aesthetics, safety and security associated with the roundabout landscaping and lighting is also considered to provide a general benefit to the public traveling on Old Redwood Highway and Windsor Road who are not residing within the zone.

Because the Vintage Oaks on the Town Green's major entryway accounts for 1 out of 4 entry/exit points to the roundabout, they receive ¼ of the total benefits of the roundabout landscaping. Accordingly, the Vintage Oaks on the Town Green will be responsible for ¼ or 25% of the total costs of landscaping and lighting costs of the roundabout. The remaining 75% of the landscaping costs for Zone 109 are considered a general benefit to the Town.

The budget for Zone 109 also includes the operation and maintenance of street light(s) within the public right of way of the Vintage Oaks on the Town Green and the roundabout, including incidental costs. There are 4 pendant lights and 5 up-lights located within the roundabout. Of these, 2 pendant lights and 2.5 up-lights are assessed in this zone. Vintage Oaks on the Town Green receives ¼ benefit of the roundabout, that would include ¼ of the benefit of the lights. This equates to the value of 1 pendant light (4 times ¼) and 1.25 up-lights (5 times ¼). The remaining 1 roundabout pendant light and 1.25 roundabout up-light costs included in this zone are considered a general benefit. Zone 109 receives special benefits of and enhanced safety for the neighborhood, traffic and pedestrians from all other lights included in this zone.

Although members of the general public may walk or drive through the commercial center and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 109.

As the lights are evenly spaced, and the benefit is to each parcel equally, the benefit component is a Parcel Street Component (see Part D of this report). See Part B, Table 1 for the current year Zone 109 Parcel Street Component assessment per parcel unit.

The general benefits expenses attributed to this zone (¾ of the roundabout landscaping costs, 1 roundabout pendant light and 1.25 roundabout up-lights) are paid with a general benefit contribution from the General Fund as shown in the budget detail for this zone.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 109 budget for FY 2023-24 is $21,174.85. This is a decrease of 8.8% from last year's budget. The Town will pay $8,996.85 of this budget from the General Fund to account for the general benefit provided to the public. The budget includes a $2,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 30% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail including the general benefit contribution, and Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed assessments in this zone are as follows for FY 2023-24. The maximum annual total Parcel Street Component assessment for this zone is proposed to be revised to $30,359.73. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 109.

Zone 110 – Holiday Inn

Zone 110 was formed in FY 2015-16 to recover costs associated with two street lights, located in public street right of way, added for the specific benefit of the new 100-room Holiday Inn. The boundaries of Zone 110 are contiguous with the boundaries shown on the improvement plans associated with Town File No. 07-42. (See the assessment diagram included near the end of this report).

The budget for Zone 110 covers the operation and maintenance of the street lights, including incidental costs. Zone 110 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles.

Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 110.

As there will only be a single parcel within this development, and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year Zone 110 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefits from the LLAD-1 parks and therefore includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 110 budget for FY 2023-24 is $7,005.54. This is an 34% increase from last year's budget. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24: The maximum annual Total Street Component assessment for this zone is proposed to be $3,597.19. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 110.

Zone 111 – Russian River Brewing Company

In FY 2015-16, Zone 111 was formed to cover the costs of the Evans/Drew Industrial Phase 2 development. This development was to consist of a single parcel splitting into six separate parcels with street lights being added that specifically benefit this zone. The parcel was purchased by a new owner, the Russian River Brewing Company, and the proposed development was to remain a single parcel and install only one new light. The boundaries of Zone 111 are contiguous with the boundaries shown on the improvement plans associated with this development, associated with Town File Number 16-10. (See the assessment diagram included near the end of this report).

The budget for Zone 111 covers the operation and maintenance of the single street light within the public right of way, including incidental costs. Zone 111 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles.

Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 111.

As there will be only one parcel and the benefit is to the entire parcel, the benefit component is a Parcel Street Component (see Part D of this report). See Part B, Table 1 for the current year, Zone 111 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefits from the LLAD-1 parks and therefore includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 111 budget for FY 2023-24 is $1,798.12, which is a 301% increase from last year. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of

annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for the zone is proposed to be $4,628.26. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 111.

Zone 112 – Esposti Park Place

In FY 2016-17, Zone 112 was formed to recover costs associated with the Esposti Park Place development, a 36-unit, multi-family apartment project. Street lighting system improvements include eight street lights located in the public right of way that were added or relocated for the specific benefit of this development. The boundaries of Zone 112 are contiguous with the boundaries shown on the improvement plans associated with per Town File DRR 12-28. (See the assessment diagram included near the end of this report).

The budget for Zone 112 covers the operation and maintenance of the eight street light within the public right of way, including incidental costs. Zone 112 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles.

Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 112.

As there will only be a single parcel within this development and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year, Zone 112 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefits from the LLAD-1 parks and therefore includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 112 budget for FY 2023-24 is $5,740.62. This is a 17.2% increase over last year's budget. This budget includes a $1,000 contribution to the Street Light Replacement

fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 49% of annual operating costs, slightly below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for this zone is proposed to be $7,762.63. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 112.

Zone 113 – Victoria Oaks

In FY 2016-17, Zone 113 was formed to recover the costs associated with the Victoria Oaks development. Victoria Oaks was a three-parcel subdivision that became an 89-lot development.

This zone includes a small open space lot dedicated to the Town as well as the Victoria Oaks Pool Creek Linear Park and Trail, and back-on landscaping along Victory Lane and Hembree Lane.

At this time, the Victoria Oaks Pool Creek Linear Park and Trail specifically benefits Victoria Oaks. Eventually, as future development occurs in the surrounding area, this linear park and path will be improved and connect with adjacent parks and paths. At that time, the specific benefit to Victoria Oaks changes to a general Town-wide benefit and the maintenance responsibility of this area will be shifted to LLAD-1, Zone 1 (parks). For now, this area specifically benefits Victoria Oaks. Up to 52 street lights, located in public street right of way, are being added for the benefit of this development. The boundaries of Zone 113 are contiguous with the boundaries shown on the improvement plans associated with Town File No. MJS 05-28. (See the assessment diagram included near the end of this report).

In FY 2022-23, the number of street lights within Zone 113 was reduced from 52 to 46, based on Town utility billing review and field verification. This change reduced the Street Light Replacement Fund needed for Zone 113 from $30,000 to $25,000 (See Street Light Replacement Fund on page 6 for an explanation of this calculation). At the time of the change, the Street Light Replacement Fund had a balance of $27,866, which was $2,866 over the $25,000 now required for the fund. Because excess funds in the Street Light Replacement Fund are not allowed, the excess $2,866 was transferred to the zone's annual reserves.

The parcels within Zone 113 receive direct and special benefits from the landscaping and street lighting, which include enhanced desirability of properties within the zone, improved aesthetic appeal of the neighborhood, improved air quality due to increased vegetation, and enhanced safety and security for the neighborhood, pedestrians, and vehicles due to improved lighting.

Although members of the general public may walk or drive through a zone and appreciate the enhanced aesthetics associated with the landscaping and the improved safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and,

in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 113.

The 89 parcels are generally equally sized and the lights evenly spaced, making the benefit to each parcel equal. Therefore, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year Zone 113 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 113 budget for FY 2023-24 is $51,838.54, which is a 15.6% increase from last year's budget. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 29% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for this zone is proposed to be $87,242.58. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 113.

Zone 114 – Overlook

In FY 2016-17, Zone 114 was formed to recover costs associated with the operation and maintenance of street lighting improvements in the Overlook subdivision, as shown in the Town File No. MJS 98-42 plans. Three street lights, located in public street right of way, were added for the benefit of this development. The boundaries of Zone 114 are contiguous with the boundaries shown on the improvement plans associated with this development. (See the assessment diagram included near the end of this report).

The budget for Zone 114 covers the operation and maintenance of the street lights within the public right of way, including incidental costs. The parcels within Zone 114 receive direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles.

Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 114.

As the 13 parcels within this zone will be relatively equal in size, the lights equally spaced and the benefit is to each parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B Table 1 for the current year, Zone 114 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The development was completed in 2021, causing the Park Component budget to increase as the number of ESDs increased from 1.0 to 13.0.

The total proposed Zone 114 budget for FY 2023-24 is $3,065.39. This is a 62% increase from last year. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 58% of annual operating costs, within the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for this zone is proposed to be $4,181.42. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 114.

Zone 115 – Los Amigos Subdivision

In FY 2017-18, Zone 115 was formed to recover costs associated with the operation and maintenance associated with the street lighting improvements associated with the Los Amigos Subdivision plans. Specifically, six street lights located in the public right of way were added for the benefit of this development. The boundaries of Zone 115 are contiguous with the parent parcel of this development, associated with Town File No. 14-20 and as shown on the final map of this subdivision (APN 161-050-068).

The budget for Zone 115 covers the operation and maintenance of the street lights within the public right of way, including incidental costs. The parcels within Zone 115 receive direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles.

Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 115.

While the parcels within this zone are not equal in size, the spacing of the lights and the benefit to each parcel is basically equal as they are all single-family dwelling unit parcels. The benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B Table 1 for the current year, Zone 115 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The development, consisting of four residential lots, was completed in 2021, increasing the number of ESDs to 4.0.

The total proposed Zone 115 budget for FY 2023-24 is $2,504.40. This is a 19.6% increase from last year. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for this zone is proposed to be $7,203.52. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 115.

Zone 116 – Windsor Veterans Village

In FY 2020-21, Zone 116 was formed to recover costs associated with the operation and maintenance of street lighting improvements associated with the Windsor Veterans Village,

Town File No. UP/DRR 17-18. These plans consist of extending a residential street and adding 60 apartments to the westerly parcel. The easterly parcel will remain vacant. Specifically, thirteen street lights, located in the public right of way, were added for the benefit of this development. (See the assessment diagram included near the end of this report).

Due to the varying size of the parcels at this time, the most equitable method of apportionment is to use the Acreage Street Component, which distributes the costs of street lighting based on the size (acreage) of each parcel. As a roadway will be added between these two parcels and the final size of each parcel is still unknown, the maximum assessment will be determined for the zone and not by acre at this time. See Part B Table 1 for the current year, Zone 116 Acreage Street Component assessment cost per parcel for Zone 116.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to all parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The development was completed in 2021, causing the number of ESDs to increase to 60.5.

The total proposed Zone 116 budget for FY 2023-24 is $10,228.47. This is a 20.4% increase from last year. This budget includes a $2,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone as follows for FY 2023-24. The maximum annual Total Street Component assessment for this zone is proposed to be $5,603.58. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 116.

Zone 117 – 330 Arata Lane

In FY 2020-21, Zone 117 was formed to recover costs associated with the operation and maintenance of street lighting improvements associated with the 330 Arata Lane Subdivision. Specifically, two street lights, located in the public right of way, are being added for the benefit of this zone which consisted of plans for 6 lots and 1 remainder parcel. The boundaries of Zone 117 are contiguous with the boundaries shown on the plans for 330 Arata Lane, Town File No. MJS/UP 15-30 development. (See the assessment diagram included near the end of this report).

While the 7 parcels within this zone are not equal in size, the spacing of the lights and the benefit to each parcel is essentially equal. The benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B Table 1 for the current year, Zone 117 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this Zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The development was completed in 2021, causing the the number of ESDs to increase to 4.0.

The total proposed Zone 117 budget for FY 2023-24 is $2,173.86, which is a 2% decrease from last year. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: The proposed CPI increase revises the assessments in this zone for FY 2023-24. The maximum annual Total Street Component assessment for this zone is proposed to be $3,262.25. The maximum annual Park Component assessment is proposed to be $292.09 per ESD.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 117.

Zone 118 – Shiloh Apartments

In FY 2022-23, Zone 118 was formed to recover costs associated with the operation and maintenance of street lighting improvements associated with the Shiloh Apartments. Specifically, one street light, located in the public right of way, was added for the benefit of this development. The boundaries of Zone 118 are contiguous with the boundaries shown on the plans for Shiloh Apartments, Town File No. DR/UP 21-13 development. (See the assessment diagram included near the end of this report).

Zone 118 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 118.

As there will only be a single parcel within this development and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year, Zone 118 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefits from the LLAD-1 parks and therefore includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 118 budget for FY 2023-24 is $1,746.52, which is a 126% increase from last year, which was only a 3-month budget. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: Due to anticipated increased overhead expenses in the future, a Maximum Annual Assessment for each component was determined which will be allowed to increase by the CPI as noted above, each year to account for inflation. The current maximum total annual Parcel Street Component assessment is proposed to be $1,968.39 for this zone. The maximum annual assessment is proposed to be $292.09 per ESD for the Park Component.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 118.

Zone 119 – Shiloh Terrace

In FY 2022-23, Zone 119 was formed to recover costs associated with the operation and maintenance of the street lighting improvements associated with the Shiloh Terrace plans, Town File No. DRR 21-10. These plans consist of 134 multi-family affordable units within two buildings. Specifically, ten street lights, located in the public right of way, are being added for the benefit of this development. (See the assessment diagram included near the end of this report).

Zone 119 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 119.

As there is only a single parcel within this development and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year, Zone 119 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefit from the LLAD-1 parks and therefore this Zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 119 budget for FY 2023-24 is $2,738.00, which is an 115% increase from last year, which was only a 3-month budget. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: Due to anticipated increased overhead expenses in the future, a Maximum Annual Assessment for each component was determined which will be allowed to increase by the CPI as noted above, each year to account for inflation. The current maximum total annual Parcel Street Component assessment is proposed to be $2,713.15 for this zone. The maximum annual assessment is proposed to be $292.09 per ESD for the Park Component.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 119.

Zone 120 – Redwood Views

In FY 2022-23, Zone 120 was formed to recover costs associated with the operation and maintenance of the street lighting improvements associated with the Redwood Views, Town File No. DRR 20-15. This development consists of a 52-unit affordable apartment project. Specifically, one street light, located in the public right of way, will be added for the benefit of this development. (See the assessment diagram included near the end of this report).

Zone 120 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within Zone 120.

As there is only a single parcel within this development and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year, Zone 120 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefit from the LLAD-1 parks and therefore this Zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 120 budget for FY 2023-24 is $1,786.28, which is a 67% increase from last year, which was only a 6-month budget. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: Due to anticipated increased overhead expenses in the future, a Maximum Annual Assessment for each component was determined which will be allowed to increase by the CPI as noted above, each year to account for inflation. The current maximum total annual Parcel Street Component assessment is proposed to be $1,938.30 for this zone. The maximum annual assessment is proposed to be $292.09 per ESD for the Park Component.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 120.

Zone 121 – 19th Hole Drive

In FY 2022-23, Zone 121 was formed to recover costs associated with the operation and maintenance of street lighting improvements associated with the 19th Hole Drive Subdivision. Specifically, one street light, located in the public right of way, was added for the benefit of this development. The boundaries of Zone 121 are contiguous with the boundaries shown on the plans for 19th Hole Drive, Town File No. MJS/UP 15-30 development. The development will comprise 11 lots and 1 remainder parcel, but the remainder parcel is not part of the zone (See the assessment diagram included near the end of this report).

Zone 121 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within the zone.

Zone 121 consists of eleven parcels. The parcels within this zone, though not equal in size, will benefit basically evenly from the street lights. The benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year, Zone 121 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this Zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The total proposed Zone 121 budget for FY 2023-24 is $2,302.28, which is an 144% increase from last year, which was only a 6-month budget. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: Due to anticipated increased overhead expenses in the future, a Maximum Annual Assessment for each component was determined which will be allowed to increase by the CPI as noted above, each year to account for inflation. The current maximum total annual Parcel Street Component assessment is proposed to be $1,938.30 for this zone. The maximum annual assessment is proposed to be $292.09 per ESD for the Park Component.

As current fiscal year assessments are at or below the maximum annual amounts, no notices are required for Zone 121.

Zone 122 – Shiloh Crossing

New for FY 2023-24, Zone 122 is being formed to recover costs associated with the Shiloh Crossing development. Specifically, sixteen street lights (fourteen acorn-style and two pendant-style) and landscaping of street trees, located in the public right of way, are being added for the benefit of this development. The maintenance of bioswales, also constructed in the right-of-way, are not part of this zone, as they are included in Zone 122 of the 1982 Act Benefit Assessment District. The boundaries of Zone 122 are contiguous with the boundaries shown on the plans for Shiloh Crossing, Town File No. DR 21-17 development. The development will consist of 173 apartment dwellings, a community center, and 8,000 square feet of commercial space in two buildings.

Zone 122 consists of one parcel, which receives direct and special benefits from landscaping and street lighting, including enhanced desirability of properties within the zone, improved aesthetic appeal of the neighborhood, improved air quality due to increased vegetation, and enhanced safety and security for the neighborhood, pedestrians, and vehicles due to improved lighting.

Although members of the general public may walk or drive through a zone and appreciate the enhanced aesthetics associated with the landscaping and the improved safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcel within Zone 122.

As there is only a single parcel within this development and the benefit is to the entire parcel equally, the benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B, Table 1 for the current year, Zone 118 Parcel Street Component assessment per parcel unit.

The parcel in this development also specifically benefits from the LLAD-1 parks and therefore this Zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance is spread to the single parcel in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The FY 2023-24 budget, based on an anticipated 3 months of street component benefits and 0.5 ESD park component benefit, is $4,874.62. This budget includes a $2,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: Due to anticipated increased overhead expenses in the future, a Maximum Annual Assessment for each component was determined which will be allowed to increase by the CPI as noted above, each year to account for inflation. The current maximum total annual Parcel Street Component assessment is proposed to be $13,246.64 for this zone. The maximum annual assessment is proposed to be $292.09 per ESD for the Park Component.

As the assessment will be a new assessment for Zone 122, notices will be sent and a vote will be required from the impacted property owners.

Zone 123 – Draper Estates

New for FY 2023-24, Zone 123 is being formed to recover costs associated with the operation and maintenance of street lighting improvements associated with the Draper Estates Subdivision.

Specifically, two cobra-style street lights, located in the public right of way, are being added for the benefit of this development which shall comprise of five residential lots. The boundaries of Zone 123 are contiguous with the boundaries shown on the plans for Draper Estates, Town File No. MJS 15-32 development.

Zone 123 receives direct and special benefits from street lighting, which include enhanced safety and security for the neighborhood, pedestrians, and vehicles. Although members of the general public may walk or drive through a zone and appreciate the enhanced safety associated with the street lighting, this does not necessarily confer a general benefit to the public at large, and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within the zone.

Currently, Zone 123 consists of one parcel. At build-out, the five proposed parcels within this zone, though not equal in size, will benefit basically evenly from the street lights. The benefit component will be a Parcel Street Component where the benefit amount is spread on a per parcel basis (see Part D of this report). See Part B Table 1 for the current year, Zone 123 Parcel Street Component assessment per parcel unit.

The parcels in this development also specifically benefit from the LLAD-1 parks and therefore this Zone includes a Park Component. The special benefits provided by Town parks include enhanced desirability of properties through association with the parks, improved attractive entrances into the Town and community buildings, improved aesthetic appeal of the town, and improved air quality from additional vegetation. The cost of park maintenance will be spread to the five parcels in this zone on the basis of Equivalent Single-family Dwelling (ESD) units. This is the same methodology used in the LLAD-1 (See Part D of this report). See Part B, Table 1 for the current year, Park Component assessment per ESD.

The FY 2023-24 budget, based on an anticipated 3 months of street component benefits and 0.5 ESD park component benefit, is $1,521.82. This budget includes a $1,000 contribution to the Street Light Replacement fund as it is not fully satisfied at this time. The ending fiscal year annual reserve is anticipated to be 0% of annual operating costs, below the recommended reserve policy of 50-60%. See Part B for budget detail, including Tables 1 and 2 for assessment and revenue summaries.

Maximum Annual Assessments: Due to anticipated increased overhead expenses in the future, a Maximum Annual Assessment for each component was determined which will be allowed to increase by the CPI as noted above, each year to account for inflation. The current maximum total annual Parcel Street Component assessment is proposed to be $4,297.22 for this zone. The maximum annual assessment is proposed to be $292.09 per ESD for the Park Component.

As the assessment will be a new assessment for Zone 123, notices will be sent and a vote will be required from the impacted property owners.

Engineer's Report Format

This Engineer's Report consists of six Parts as follows:

PART A **Plans and Specifications –** This portion of the Engineer's Report describes any plans and specifications that may be needed for the installation of the improvements. If plans and specifications exist, they are filed with the Town Clerk. Although separately bound, the plans and specifications are part of this Engineer's Report and are included in it by reference.

PART B **Budget Cost Estimate –** Budget cost estimates associated with the operations and maintenance of the described improvements. In addition to an overall budget summary, a detailed FY 2023-24 Budget sheet and a FY 2023-24 Summary of Fund Balance is provided.

PART C **Assessment Roll –** A listing of the annual assessment on each benefited parcel of land within the Assessment District. The assessment amount is the estimated cost each parcel will contribute during FY 2023-24 towards the operation and maintenance of the improvements within the Assessment District.

PART D **Method of Apportionment of Assessment –** A statement of the method used by Engineer of Work to determine the amount proposed to be assessed against each parcel within the Assessment District.

PART E **Property Owners List –** A list of the names and addresses of the owners of real property within this Assessment District, as shown on the last equalized assessment roll for taxes. The Assessor Parcel Number (A.P.N.) keys the list into the Assessment Roll of Part C.

PART F **Assessment Diagram –** The Assessment Diagram (map) showing all of the parcels of real property within the Zone of the Assessment District. The assessment number keys the diagram Part C – Assessment Roll.

APPENDIX 1 **Existing Windsor Landscaping and Lighting Special Assessment District Budget for Zone 1 –** The Zone 1 (Parks) Budget for FY 2023-24 showing the line item budget, total ESD's and the full cost per ESD to operate and maintain all areas within Zone 1 (Parks) of the existing Windsor Landscaping and Lighting Special Assessment District.

PART A
PLANS AND SPECIFICATIONS

The plans and specification showing improvements for Assessment District Zones 101-123 are on file at the Town offices.

The Assessment District has accepted the landscaping and streetlights located in various public rights-of-way for maintenance purposes. Maintenance may include repair, removal or replacement of any landscape improvement, damaged irrigation facilities, diseased landscaping, weed and brush clearing and any other allowable maintenance items per Section 22531 of the California Streets and Highways Code for the life of the Assessment District. In addition, the operation and maintenance of the park facilities as described in Zone 1 of this Engineer's Report is included in the Assessment District.

PART B
FY 2023-24 BUDGET COST ESTIMATES

Part B includes the detailed budgets for each zone for FY 2023-24.

The total budget summary for Windsor Landscaping and Lighting Assessment District No. 2 is as follows:

	As Filed With the Town	As Preliminarily Approved	As Finally Approved At the Public Hearing
Zone 101	$32,875.02	$32,875.02	$
Zone 102	$1,857.60	$1,857.60	$
Zone 103	$8,733.55	$8,733.55	$
Zone 104	$4,164.00	$4,164.00	$
Zone 105	$1,901.50	$1,901.50	$
Zone 107	$1,975.68	$1,975.68	$
Zone 108	$19,839.75	$19,839.75	$
Zone 109	$21,174.85	$21,174.85	$
Zone 110	$7,005.54	$7,005.54	$
Zone 111	$1,798.12	$1,798.12	$
Zone 112	$5,740.62	$5,740.62	$
Zone 113	$51,838.54	$51,838.54	$
Zone 114	$3,065.39	$3,065.39	$
Zone 115	$2,504.40	$2,504.40	$
Zone 116	$10,228.47	$10,228.47	$
Zone 117	$2,173.86	$2,173.86	$
Zone 118	$1,746.52	$1,746.52	$
Zone 119	$2,738.00	$2,738.00	$
Zone 120	$1,786.28	$1,786.28	$
Zone 121	$2,302.28	$2,302.28	$
Zone 122	$4,874.62	$4,874.62	$
Zone 123	$1,521.82	$1,521.82	$
Total	**$191,846.41**	**$191,846.41**	**$**

Table 1 is a summary of the FY 2023-24 Assessment Components by Zone.

TABLE 1 FY 2023-24 Assessments			
	Acreage Street Component (per Acre)	**Parcel Street Component (per Parcel Unit)**	**Park Component (per ESD)**
Zone 101	$738.11	n/a	$103.20
Zone 102	n/a	n/a	$103.20
Zone 103	n/a	$1,465.36	$103.20
Zone 104	n/a	$71.80	$103.20
Zone 105	n/a	$1,695.10	$103.20
Zone 107	n/a	$390.72	$103.20
Zone 108	n/a	$2,654.30	$103.20
Zone 109	n/a	$12,126.40	$103.20
Zone 110	n/a	$1,628.82	$103.20
Zone 111	n/a	$1,694.92	$103.20
Zone 112	n/a	$2,025.42	$103.20
Zone 113	n/a	$519.26	$103.20
Zone 114	n/a	$140.54	$103.20
Zone 115	n/a	$298.80	$103.20
Zone 116	$408.70	n/a	$103.20
Zone 117	n/a	$251.58	$103.20
Zone 118	n/a	$1,694.92	$103.20
Zone 119	n/a	$2,686.40	$103.20
Zone 120	n/a	$1,734.68	$103.20
Zone 121	n/a	$157.70	$103.20
Zone 122	n/a	$4,823.02	$103.20
Zone 123	n/a	$1,470.22	$103.20

A breakdown of the FY 2023-24 revenue and budget by Zone in table format is as follows:

TABLE 2
FY 2023-24 Revenue and Budget

	Acreage Street Component Revenue	Parcel Street Component Revenue	Park Component Revenue	Reserves Used	General Benefit Contribution	Total Budget
Zone 101	$32,565.42	$0.00	$309.60	$0.00	n/a	$32,875.02
Zone 102	$0.00	$0.00	$1,857.60	$0.00	n/a	$1,857.60
Zone 103	$0.00	$1,465.36	$6,708.00	$560.19	n/a	$8,733.55
Zone 104	$0.00	$1,579.60	$2,270.40	$314.00	n/a	$4,164.00
Zone 105	$0.00	$1,695.10	$206.40	$0.00	n/a	$1,901.50
Zone 107	$0.00	$1,562.88	$412.80	$0.00	n/a	$1,975.68
Zone 108	$0.00	$10,617.20	$1,444.80	$520.00	$7,257.75	$19,839.75
Zone 109	$0.00	$12,126.40	$51.60	$0.00	$8,996.85	$21,174.85
Zone 110	$0.00	$1,628.82	$5,376.72	$0.00	n/a	$7,005.54
Zone 111	$0.00	$1,694.92	$103.20	$0.00	n/a	$1,798.12
Zone 112	$0.00	$2,025.42	$3,715.20	$0.00	n/a	$5,740.62
Zone 113	$0.00	$46,214.14	$5,624.40	$0.00	n/a	$51,838.54
Zone 114	$0.00	$1,826.99	$1,238.40	$0.00	n/a	$3,065.39
Zone 115	$0.00	$2,091.60	$412.80	$0.00	n/a	$2,504.40
Zone 116	$3,984.87	$0.00	$6,243.60	$0.00	n/a	$10,228.47
Zone 117	$0.00	$1,761.06	$412.80	$0.00	n/a	$2,173.86
Zone 118	$0.00	$1,694.92	$51.60	$0.00	n/a	$1,746.52
Zone 119	$0.00	$2,686.40	$51.60	$0.00	n/a	$2,738.00
Zone 120	$0.00	$1,734.68	$51.60	$0.00	n/a	$1,786.28
Zone 121	$0.00	$1,734.68	$567.60	$0.00	n/a	$2,302.28
Zone 122	$0.00	$4,823.02	$51.60	$0.00	n/a	$4,874.62
Zone 123	$0.00	$1,470.22	$51.60	$0.00	n/a	$1,521.82
Total	**$36,550.29**	**$100,433.41**	**$37,213.92**	**$1,394.19**	**$16,254.60**	**$191,846.41**

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 101 - Shiloh Oaks

Account Prefix: 151-00-91 **ACREAGE STREET COMPONENT (Costs spread by acre)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
	Number of Street Lights: 7		
4335-101	Maintenance	$0.00	$300.00
4335-101	Contribution to Street Light Replacement Reserve Fund[#]	$0.00	$0.00
4487-101	Utilities	$1,150.00	$350.00
	Subtotal Street Lights	**$1,150.00**	**$650.00**
Maintenance & Operations: Street Landscaping			
4250-101	Meetings/Conferences/Travel	$5.00	$10.00
4315-101	Gas/Oil/Diesel	$120.00	$220.00
4325-101	Vehicle Maintenance	$75.00	$75.00
4330-101	Equipment Maintenance	$75.00	$75.00
4335-101	Maintenance - Structure and Improvements	$705.00	$705.00
4370-101	Materials and Supplies	$726.00	$726.00
4435-101	Operational Expense	$200.00	$200.00
4452-101	Contract Services	$0.00	$0.00
4487-101	Utilities	$5,460.00	$5,560.00
	Subtotal Street Landscaping	**$7,366.00**	**$7,571.00**
	TOTAL STREET LIGHTS & LANDSCAPING MAINT. & OPERATIONS	**$8,516.00**	**$8,221.00**
Loan Reimbursement			
151-1350-000	General Fund FY 2014-15 Loan Reimbursement*	$1,000.00	$1,000.00
Professional and Administrative Services			
4210-101	Administrative Overhead	$0.00	$0.00
4450-101	Assessment Engineering Services	$4,708.60	$5,296.80
	Subtotal Professional and Administrative Services	**$4,708.60**	**$5,296.80**
Personnel			
4110-101	Regular Positions Pay	$11,527.00	$11,930.45
4120-101	Extra-help	$0.00	$0.00
4130-101	Overtime Wages	$0.00	$150.00
4139-101	Standby Pay	$0.00	$200.00
4150-101	Fringe Benefits	$5,446.00	$5,718.30
	Subtotal Personnel	**$16,973.00**	**$17,998.75**
	TOTAL PROFESSIONAL, ADMIN & SPEC. SERV, PERSONNEL & LOAN	**$22,681.60**	**$24,295.55**
	SUBTOTAL	**$31,197.60**	**$32,516.55**
	Contingency	$46.87	$48.87
TOTAL ACREAGE STREET COMPONENT EXPENSES		**$31,244.47**	**$32,565.42**
Contribution from Annual Reserves		$0.00	$0.00
TOTAL ACREAGE STREET COMPONENT COSTS		**$31,244.47**	**$32,565.42**
TOTAL ACREAGE STREET COMPONENT REVENUE		**$31,244.47**	**$32,565.42**
	Total Acreage	44.12	44.12
	Assessment per Acre	**$708.17**	**$738.11**

Current acreage per PM 05-24 = 44.12; Future buildout acreage = 39.85			
2022-23 Max. Annual Total Street Component assessment for Zone 101 (44.12 ac)		$34,804.23	
2022-23 Max. Annual Total Street Component assessment at Buildout (39.85 ac)		$112,516.36	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 101 (44.12 ac)			$36,509.64
2023-24 Max. Annual Total Street Component assessment at Build Out (39.85 acres)			$118,029.66

[#] Funding of the Contribution to Street Light Replacement Reserve Fund is postponed until the General Fund Loan has been reimbursed

* General Fund Loan of $14,511.52 required in FY 2015-16. See Summary of Fund Balance Sheet.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 101 - Shiloh Oaks

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**3.0**	**3.0**
TOTAL PARK COMPONENT EXPENSES	**$250.83**	**$309.60**
TOTAL PARK COMPONENT REVENUE	**$250.83**	**$309.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 101 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Acreage Street Component + Park Component Expenses - Zone 101	**$31,495.30**	**$32,875.02**
Total Acreage Street Component + Park Component Revenue - Zone 101	**$31,495.30**	**$32,875.02**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 101 - Shiloh Oaks
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1[#]	**$0.00**
Estimated Revenue for Annual Expenditures	**$32,875.02**
Estimated Revenue for Street Light Replacement	**$0.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$32,875.02**
Estimated Annual Expenditures	**$31,875.02**
Estimated Street Light Replacement Expenditures	**$0.00**
General Fund Loan Reimbursement*	**$1,000.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30[#]	**$0.00**

[#] The Street Light Replacement Reserve Fund goal for Zone 101 is $10,000. Funding of this reserve is postponed until the General Fund Loan has been reimbursed.

***** A General Fund Loan of $14,511.52 was required in FY 2015-2016. Reimbursement started in FY 2016-2017.

FY 2015-16 Loan:	$14,511.52
FY 2016-17 Reimbursement	$2,243.38
FY 2017-18 Reimbursement	$2,500.00
FY 2018-19 Reimbursement	$2,500.00
FY 2019-20 Reimbursement	$0.00
FY 2020-21 Reimbursement	$1,000.00
FY 2021-22 Reimbursement	$715.00
FY 2022-23 Reimbursement	$1,000.00
FY 2023-24 Reimbursement	$1,000.00
Balance Due at end of FY 2023-24	$4,553.14

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 102 - Miscellaneous Supplemental Parks

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**18.0**	**18.0**
TOTAL PARK COMPONENT EXPENSES	**$1,504.98**	**$1,857.60**
TOTAL PARK COMPONENT REVENUE	**$1,504.98**	**$1,857.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

Note: There is no Street Component assessment for Zone 102

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 102 - Miscellaneous Supplemental Parks
Summary of Fund Balance

	FY 2023-24
Estimated Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Revenue	**$1,857.60**
Estimated Interest Earned	**$0.00**
TOTAL ESTIMATED FUNDS AVAILABLE	**$1,857.60**
TOTAL ESTIMATED EXPENDITURES	**$1,857.60**
Estimated Reserve Fund Balance as of June 30 (end of FY)	**$0.00**

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 103 - Windsor Redwoods

Account Prefix: 151-00-93 **PARCEL STREET COMPONENT (Costs spread by parcel unit)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
Number of Street Lights:	8		
4335-303 Maintenance		$100.00	$300.00
4335-303 Contribution to Street Light Replacement Reserve Fund		$0.00	$1,000.00
4487-303 Utilities		$1,300.00	$400.00
Subtotal Street Lights		**$1,400.00**	**$1,700.00**
Professional and Administrative Services			
4210-303 Administrative Overhead		$0.00	$0.00
4450-303 Assessment Engineering Services		$258.62	$141.41
Subtotal Professional and Administrative Services		**$258.62**	**$141.41**
Personnel			
4120-303 Extra Help Wages		**$0.00**	**$0.00**
SUBTOTAL		**$1,658.62**	**$1,841.41**
Contingency		$165.86	$184.14
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 103		**$1,824.48**	**$2,025.55**
Contribution from Annual Reserves		$1,824.48	$560.19
TOTAL PARCEL STREET COMPONENT COSTS		**$0.00**	**$1,465.36**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 103		**$0.00**	**$1,465.36**
Parcel Units:		1.0	1.0
Estimated Assessment per Parcel Unit:		**$0.00**	**$1,465.36**

Anticipated Parcel Units at Buildout:	1.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 103		$7,643.10	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 103			$8,017.61

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 103 - Windsor Redwoods

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Park Assessment per ESD	**$83.61**	**$103.20**
Estimated Park Equivalent Single Family Dwelling (ESD) Units	**65.0**	**65.0**
TOTAL PARK COMPONENT EXPENSES	**$5,434.65**	**$6,708.00**
TOTAL PARK COMPONENT REVENUE	**$5,434.65**	**$6,708.00**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 103 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 103*	**$7,259.13**	**$8,733.55**
Total Parcel Street Component + Park Component Revenue - Zone 103*	**$5,434.65**	**$8,173.36**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1.
* Any difference between Total Parcel Street Expense and Revenue is due to the use of available Zone 103 reserves.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2
FY 2023-24 Budget
Zone 103 - Windsor Redwoods
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$1,175.52**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$7,173.36**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$14,348.88**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$7,733.55**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$615.33**
As percent of annual operating expenses (Goal is 50-60%)	60%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 103 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 104 - Manzanita Subdivision

Account Prefix: 151-00-94 **PARCEL STREET COMPONENT (Costs spread by parcel unit)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
Number of Street Lights: 6			
4335-304 Maintenance		$100.00	$300.00
4335-304 Contribution to Street Light Replacement Reserve Fund		$0.00	$1,000.00
4487-304 Utilities		$940.00	$300.00
Subtotal Street Lights		**$1,040.00**	**$1,600.00**
Professional and Administrative Services			
4210-304 Administrative Overhead		$100.00	$0.00
4450-304 Assessment Engineering Services		$210.59	$121.21
Subtotal Professional and Administrative Services		**$310.59**	**$121.21**
SUBTOTAL		**$1,350.59**	**$1,721.21**
Contingency		$135.69	$172.39
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 104		**$1,486.28**	**$1,893.60**
Contribution from Annual Reserves		$150.00	$314.00
TOTAL PARCEL STREET COMPONENT COSTS		**$1,336.28**	**$1,579.60**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 104		**$1,336.28**	**$1,579.60**
Parcel Units:		22.0	22.0
Estimated Assessment per Parcel Unit:		**$60.74**	**$71.80**

Anticipated Parcel Units at Buildout:	22.00		
2022-23 Maximum Annual Total Street Component assessment for Zone 104		$6,200.93	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 104			$6,504.78

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 104 - Manzanita Subdivision

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**22.0**	**22.0**
TOTAL PARK COMPONENT EXPENSES	**$1,839.42**	**$2,270.40**
TOTAL PARK COMPONENT REVENUE	**$1,839.42**	**$2,270.40**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 104 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 104*	**$3,325.70**	**$4,164.00**
Total Parcel Street Component + Park Component Revenue - Zone 104*	**$3,175.70**	**$3,850.00**

* Any difference between Total Parcel Street Expense and Revenue is due to the use of available Zone 104 reserves.
[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2
FY 2023-24 Budget
Zone 104 - Manzanita Subdivision
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$850.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$2,850.00**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$9,700.00**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$3,164.00**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$536.00**
As percent of annual operating expenses (Goal is 50-60%)	60%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 104 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 105 - G&C Autobody

Account Prefix: 151-00-95 **PARCEL STREET COMPONENT (Costs spread by parcel unit)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
	Number of Street Lights: 2		
4335-305	Maintenance	$100.00	$300.00
4335-305	Contribution to Street Light Replacement Reserve Fund	$0.00	$1,000.00
4450-305	Professional Services	$0.00	$0.00
4487-305	Utilities	$315.00	$150.00
	Subtotal Street Lights	**$415.00**	**$1,450.00**
Professional and Administrative Services			
4210-305	Administrative Overhead	$0.00	$0.00
4452-305	Assessment Engineering Services	$76.66	$90.91
	Subtotal Professional and Administrative Services	**$76.66**	**$90.91**
	SUBTOTAL	**$491.66**	**$1,540.91**
	Contingency	$49.26	$154.19
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 105		**$540.92**	**$1,695.10**
Contribution from Annual Reserves		$0.00	$0.00
TOTAL PARCEL STREET COMPONENT COSTS		**$540.92**	**$1,695.10**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 105		**$540.92**	**$1,695.10**
	Parcel Units:	1.0	1.0
	Estimated Assessment per Parcel Unit:	**$540.92**	**$1,695.10**

Anticipated Parcel Units at Buildout:	1.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 105		$2,384.64	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 105			$2,501.49

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 105 - G&C Autobody

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**2.0**	**2.0**
TOTAL PARK COMPONENT EXPENSES	**$167.22**	**$206.40**
TOTAL PARK COMPONENT REVENUE	**$167.22**	**$206.40**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 105 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 105*	**$708.14**	**$1,901.50**
Total Parcel Street Component + Park Component Revenue - Zone 105*	**$708.14**	**$1,901.50**

* Any difference between Total Parcel Street Expense and Revenue is due to the use of available Zone 105 reserves.
[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 105 - G&C Autobody
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$200.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$901.50**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$7,101.50**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$901.50**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$200.00**
As percent of annual operating expenses (Goal is 50-60%)	29%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 105 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 106

Zone 106 dissolved in FY 2013-14. Number is no longer in use.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 107 - Berry Lane (East Side)

Account Prefix: 151-00-97 **PARCEL STREET COMPONENT (Costs spread by parcel unit)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
	Number of Street Lights: 1-acorn		
4335-107 Maintenance		$0.00	$300.00
4335-107 Contribution to Street Light Replacement Reserve Fund		$200.00	$1,000.00
4487-107 Utilities		$150.00	$50.00
Subtotal Street Lights		**$350.00**	**$1,350.00**
Professional and Administrative Services			
4210-107 Administrative Overhead		$0.00	$0.00
4452-107 Assessment Engineering Services		$27.71	$70.71
Subtotal Professional and Administrative Serves		**$27.71**	**$70.71**
SUBTOTAL		**$377.71**	**$1,420.71**
Contingency		$37.81	$142.17
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 107		**$415.52**	**$1,562.88**
Contribution from Annual Reserves		$0.00	$0.00
TOTAL PARCEL STREET COMPONENT COSTS		**$415.52**	**$1,562.88**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 107		**$415.52**	**$1,562.88**
Parcel Units:		4.0	4.0
Estimated Assessment per Parcel Unit:		**$103.88**	**$390.72**

Anticipated Parcel Units at Buildout	7.0		
2022-23 Max. Annual Total Street Component assessment for Zone 107		$2,174.20	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Max. Annual Total Street Component assessment for Zone 107			$2,280.74

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 107 - Berry Lane (East Side)

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**4.0**	**4.0**
TOTAL PARK COMPONENT EXPENSES	**$334.44**	**$412.80**
TOTAL PARK COMPONENT REVENUE	**$334.44**	**$412.80**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 107 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 107*	**$749.96**	**$1,975.68**
Total Parcel Street Component + Park Component Revenue - Zone 107*	**$749.96**	**$1,975.68**

* Any difference between Total Parcel Street Expense and Revenue is due to the use of available Zone 107 reserves.
[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 107 - Berry Lane (East Side)
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$200.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$1,108.00**
Estimated Revenue for Annual Expenditures	**$975.68**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$3,283.68**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$975.68**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$200.00**
As percent of annual operating expenses (Goal is 50-60%)	36%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$2,108.00**

*Street Light Replacement Reserve goal for Zone 107 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 108 - Bell Village Commercial

Account Prefix: 151-00-98 **PARCEL STREET COMPONENT (Costs spread by parcel unit)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
Number of Street Lights: 7 Pendants, 7 Acorns, 2.5 Uplights = 16.5			
4335-108	Maintenance	$200.00	$900.00
4335-108	Contribution to Street Light Replacement Reserve Fund	$0.00	$2,000.00
4487-108	Utilities	$1,200.00	$1,000.00
	Subtotal Street Lights	**$1,400.00**	**$3,900.00**
Maintenance & Operations: Landscaping			
4250-108	Meetings/Conferences/Travel	$5.00	$10.00
4315-108	Gas/Oil/Diesel	$110.00	$220.00
4325-108	Vehicle Maintenance	$56.00	$56.00
4330-108	Equipment Maintenance	$59.00	$59.00
4335-108	Maintenance - Structure and Improvements	$2,207.00	$2,207.00
4370-108	Materials and Supplies	$750.00	$750.00
4435-108	Operational Expense	$170.00	$170.00
4450-108	Professional Services	$3,290.00	$0.00
4452-108	Contract Services	$0.00	$0.00
4487-108	Utilities	$2,000.00	$2,000.00
	Subtotal Landscaping	**$8,647.00**	**$5,472.00**
TOTAL MAINTENANCE & OPERATIONS		**$10,047.00**	**$9,372.00**
Professional and Administrative Services			
4210-108	Administrative Overhead	$0.00	$0.00
4452-108	Assessment Engineering Services	$3,504.89	$2,650.85
	Subtotal Professional and Administrative Services	**$3,504.89**	**$2,650.85**
Personnel			
4110-108	Regular Positions Pay	$6,067.00	$3,835.00
4130-000	Overtime Wages	$0.00	$90.00
4139-000	Standby Pay	$0.00	$100.00
4150-108	Fringe Benefits	$2,859.00	$1,725.00
	Subtotal Personnel	**$8,926.00**	**$5,750.00**
TOTAL PROFESSIONAL, ADMIN. SPEC. SERVICES AND PERSONNEL		**$12,430.89**	**$8,400.85**
	SUBTOTAL	**$22,477.89**	**$17,772.85**
	Contingency	$788.42	$622.10
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 108		**$23,266.31**	**$18,394.95**
General Benefit Contribution from General Fund		$13,022.55	$7,257.75
Contribution from Annual Reserves		$0.00	$520.00
TOTAL PARCEL STREET COMPONENT COST		**$10,243.76**	**$10,617.20**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 108		**$10,243.76**	**$10,617.20**
	Parcel Units:	4.0	4.0
	Estimated Assessment per Parcel Unit:	**$2,560.94**	**$2,654.30**

Anticipated Parcel Units at Buildout:	4.0		
2022-23 Max. Annual Total Street Component assessment for Zone 108		$26,126.01	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Max. Annual Total Street Component assessment for Zone 108			$27,406.18

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 108 - Bell Village Commercial

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**14.0**	**14.0**
TOTAL PARK COMPONENT EXPENSES	**$1,170.54**	**$1,444.80**
TOTAL PARK COMPONENT REVENUE	**$1,170.54**	**$1,444.80**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 108 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 108	**$24,436.85**	**$19,839.75**
***Total Parcel Street Component + Park Component Revenue - Zone 108**	**$11,414.30**	**$12,062.00**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

* Any difference between the expenses and revenue are due to the General Benefit Contribution from General Fund and/or excess Annual Reserves.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 108 - Bell Village Commercial
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$6,000.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$10,000.00**
Estimated Revenue	**$12,062.00**
General Benefit Contribution from General Fund	**$7,257.75**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$35,319.75**
Estimated Expenditures	**$17,839.75**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$5,480.00**
As percent of annual operating expenses (Goal is 50-60%)	60%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$12,000.00**

*Street Light Replacement Reserve Fund goal for Zone 108 is $20,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 109 - Vintage Oaks on the Town Green

Account Prefix: 151-00-99 **PARCEL STREET COMPONENT (Costs spread by parcel unit)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
Number of Lights: 5 Pendants, 9 Acorns, 2.5 Uplights = 16.5			
4335-109	Maintenance	$200.00	$900.00
4335-109	Contribution to Street Light Replacement Reserve Fund	$0.00	$2,000.00
4487-109	Utilities	$2,100.00	$1,000.00
	Subtotal Street Lights	**$2,300.00**	**$3,900.00**
Maintenance & Operations: Landscaping			
4250-109	Meetings/Conferences/Travel	$5.00	$10.00
4315-109	Gas/Oil/Diesel	$110.00	$210.00
4325-109	Vehicle Maintenance	$56.00	$56.00
4330-109	Equipment Maintenance	$59.00	$59.00
4335-109	Maintenance - Structure and Improvements	$2,207.00	$2,207.00
4370-109	Materials and Supplies	$750.00	$750.00
4435-109	Operational Expense	$170.00	$170.00
4450-109	Professional Services	$0.00	$0.00
4452-109	Contract Services	$0.00	$0.00
4487-109	Utilities	$3,200.00	$3,200.00
	Subtotal Landscaping	**$6,557.00**	**$6,662.00**
TOTAL MAINTENANCE & OPERATIONS		**$8,857.00**	**$10,562.00**
Professional and Administrative Services			
4210-109	Administrative Overhead	$0.00	$0.00
4452-109	Assessment Engineering Services	$3,285.06	$2,891.25
	Subtotal Professional and Administrative Services	**$3,285.06**	**$2,891.25**
Personnel			
4110-109	Regular Positions Pay	$6,067.00	$3,835.00
4130-000	Overtime Pay	$0.00	$90.00
4139-000	Standby Pay	$0.00	$100.00
4150-109	Fringe Benefits	$2,859.00	$1,725.00
	Subtotal Personnel	**$8,926.00**	**$5,750.00**
TOTAL PROFESSIONAL, ADMIN. SPEC. SERVICES AND PERSONNEL		**$12,211.06**	**$8,641.25**
	SUBTOTAL	**$21,068.06**	**$19,203.25**
	Contingency	$2,107.00	$1,920.00
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 109		**$23,175.06**	**$21,123.25**
General Benefit Contribution from General Fund		$11,531.56	$8,996.85
TOTAL PARCEL STREET COMPONENT COST		**$11,643.50**	**$12,126.40**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 109		**$11,643.50**	**$12,126.40**
	Parcel Units:	1.0	1.0
	Estimated Street Assessment per Parcel Unit:	**$11,643.50**	**$12,126.40**

Anticipated Parcel Units at Buildout:	1.0		
2022-23 Max. Annual Total Street Component assessment for Zone 109		$28,941.59	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Max. Annual Total Street Component assessment for Zone 109			$30,359.73

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 109 - Vintage Oaks on the Town Green

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Max. Annual Allowed Assessment for Parks per ESD		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**0.5**	**0.5**
TOTAL PARK COMPONENT EXPENSES	**$41.81**	**$51.60**
TOTAL PARK COMPONENT REVENUE	**$41.81**	**$51.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 109 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 109*	**$23,216.87**	**$21,174.85**
Total Parcel Street Component + Park Component Revenue - Zone 109*	**$11,685.31**	**$12,178.00**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

* Any difference between the expenses and revenue are due to the General Benefit Contribution from General Fund

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 109 - Vintage Oaks on the Town Green
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$3,000.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$10,000.00**
Estimated Revenue	**$12,178.00**
General Benefit Contribution from General Fund	**$8,996.85**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$34,174.85**
Estimated Expenditures	**$19,174.85**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$3,000.00**
As percent of annual operating expenses (Goal is 50-60%)	30%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$12,000.00**

*Street Light Replacement Reserve Fund goal for Zone 109 is $20,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 110 - Holiday Inn

Account Prefix: 151-00-10 **PARCEL STREET COMPONENT (Costs spread by parcel unit)**		**FY 2022-23 Budget**	**FY 2023-24 Budget**
Maintenance & Operations: Street Lights			
Number and type of Street Lights:	2 Acorns		
4335-110 Maintenance		$100.00	$300.00
4335-110 Contribution to Street Light Replacement Reserve Fund		$0.00	$1,000.00
4450-110 Professional Services		$0.00	$0.00
4487-110 Utilities		$140.00	$100.00
Subtotal Street Lights		**$240.00**	**$1,400.00**
Professional and Administrative Services			
4210-110 Administrative Overhead		$0.00	$0.00
4452-110 Assessment Engineering Services		$44.34	$80.81
Subtotal Professional and AdministrativeServices		**$44.34**	**$80.81**
SUBTOTAL		**$284.34**	**$1,480.81**
Contingency		$28.00	$148.01
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 110		**$312.34**	**$1,628.82**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 110		**$312.34**	**$1,628.82**
Parcel Units:		1.0	1.0
Estimated Assessment per Parcel Unit:		**$312.34**	**$1,628.82**

Anticipated Parcel Units at Buildout:	1.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 110		$3,429.16	
2021 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 110			$3,597.19

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 110 - Holiday Inn

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Max. Annual Allowed Assessment for Parks per ESD		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**58.7**	**52.1**
TOTAL PARK COMPONENT EXPENSES	**$4,907.91**	**$5,376.72**
TOTAL PARK COMPONENT REVENUE	**$4,907.91**	**$5,376.72**

2022-23 Maximum Annual Park Component assessment per ESD:		$267.23	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$280.32

ZONE 110 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 110	**$5,220.25**	**$7,005.54**
Total Parcel Street Component + Park Component Revenue - Zone 110	**$5,220.25**	**$7,005.54**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 110 - Holiday Inn
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$6,005.54**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$12,005.54**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$6,005.54**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 110 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 111 - Russian River Brewing Company

Account Prefix: 151-00-11		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**Budget**	**Budget**
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 1 Cobra		
4335-111	Maintenance	$0.00	$300.00
4335-111	Contribution to Street Light Replacement Reserve Fund	$0.00	$1,000.00
4450-111	Professional Services	$0.00	$0.00
4487-111	Utilities	$180.00	$50.00
	Subtotal Street Lights	**$180.00**	**$1,350.00**
Professional and Administrative Services			
4210-111	Administrative Overhead	$100.00	$100.00
4452-111	Assessment Engineering Services	$51.72	$90.91
	Subtotal Professional and Administrative Services	**$151.72**	**$190.91**
	SUBTOTAL	**$331.72**	**$1,540.91**
	Contingency	$33.00	$154.01
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 111		**$364.72**	**$1,694.92**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 111		**$364.72**	**$1,694.92**
	Parcel Units:	1.0	1.0
	Estimated Assessment per Parcel Unit:	**$364.72**	**$1,694.92**

2022-23 Anticipated Parcel Units at Buildout:	1.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 111		$4,412.07	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 111			$4,628.26

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 111 - Russian River Brewing Company

	FY 2022-23 Budget	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**1.0**	**1.0**
TOTAL PARK COMPONENT EXPENSES	**$83.61**	**$103.20**
TOTAL PARK COMPONENT REVENUE	**$83.61**	**$103.20**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 111 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 111	**$448.33**	**$1,798.12**
Total Parcel Street Component + Park Component Revenue - Zone 111	**$448.33**	**$1,798.12**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 111 - Russian River Brewing Company
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$798.12**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$6,798.12**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$798.12**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 111 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 112 - Esposti Park Place

Account Prefix: 151-00-12		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**Budget**	**Budget**
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 6 Acorns, 2 Pendants = 8 lights		
4335	Maintenance	$100.00	$300.00
4335	Contribution to Street Light Replacement Reserve Fund	$0.00	$1,000.00
4450	Professional Services	$0.00	$0.00
4487	Utilities	$1,350.00	$400.00
	Subtotal Street Lights	**$1,450.00**	**$1,700.00**
Professional and Administrative Services			
4210	Administrative Overhead	$0.00	$0.00
4452	Assessment Engineering Services	$267.86	$141.41
	Subtotal Professional and Administrative Services	**$267.86**	**$141.41**
	SUBTOTAL	**$1,717.86**	**$1,841.41**
	Contingency	$172.00	$184.01
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 112		**$1,889.86**	**$2,025.42**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 112		**$1,889.86**	**$2,025.42**
	Parcel Units:	1.0	1.0
	Estimated Assessment per Parcel Unit:	**$1,889.86**	**$2,025.42**

Anticipated Parcel Units at Buildout:	1.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 112		$7,400.03	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 112			$7,762.63

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 112 - Esposti Park Place

	FY 2022-23 Budget	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**36.0**	**36.0**
TOTAL PARK COMPONENT EXPENSES	**$3,009.96**	**$3,715.20**
TOTAL PARK COMPONENT REVENUE	**$3,009.96**	**$3,715.20**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 112 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 112*	**$4,899.82**	**$5,740.62**
Total Parcel Street Component + Park Component Revenue - Zone 112*	**$4,899.82**	**$5,740.62**

* Any difference between Total Parcel Street Expense and Revenue is due to the use of available Zone 112 reserves.
[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 112 - Esposti Park Place
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$500.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$4,740.62**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$11,240.62**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$4,740.62**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$500.00**
As percent of annual operating expenses (Goal is 50-60%)	49%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 112 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 113 - Victoria Oaks

Account Prefix: 151-00-13		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**Budget**	**Budget**
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 46		
4335	Maintenance	$0.00	$2,000.00
4335	Contribution to Street Light Replacement Reserve Fund	$0.00	$4,500.00
4487	Utilities	$2,600.00	$2,300.00
	Subtotal Street Lights	**$2,600.00**	**$8,800.00**
Maintenance & Operations: Landscaping			
4250	Meetings/Conferences/Travel	$5.00	$10.00
4315	Gas/Oil/Diesel	$110.00	$250.00
4325	Vehicle Maintenance	$60.00	$60.00
4330	Equipment Maintenance	$60.00	$60.00
4335	Maintenance - Structure and Improvements	$207.00	$207.00
4370	Materials and Supplies	$1,178.00	$1,178.00
4435	Operational Expense	$169.00	$169.00
4450	Professional Services	$0.00	$0.00
4452	Contract Services	$0.00	$0.00
4487	Utilities	$1,750.00	$1,750.00
	Subtotal Landscaping	**$3,539.00**	**$3,684.00**
TOTAL MAINTENANCE & OPERATIONS		**$6,139.00**	**$12,484.00**
Professional and Administrative Services			
4210	Administrative Overhead	$100.00	$100.00
4452	Assessment Engineering Services	$5,987.67	$6,640.71
	Subtotal Professional and Administrative Services	**$6,087.67**	**$6,740.71**
Personnel			
4110-113	Regular Positions Pay	$17,781.00	$16,785.00
4130-000	Overtime Wages	$0.00	$200.00
4139-000	Standby Pay	$0.00	$250.00
4150-113	Fringe Benefits	$8,393.00	$7,553.25
	Subtotal Personnel	**$26,174.00**	**$24,788.25**
TOTAL PROFESSIONAL, ADMIN., SPEC. SERVICES AND PERSONNEL		**$32,261.67**	**$31,528.96**
	SUBTOTAL	**$38,400.67**	**$44,012.96**
	Contingency	$1,921.67	$2,201.18
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 113		**$40,322.34**	**$46,214.14**
Contribution from Annual Reserves		**$0.00**	**$0.00**
TOTAL PARCEL STREET COMPONENT COSTS		**$40,322.34**	**$46,214.14**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 113		**$40,322.34**	**$46,214.14**
	Parcel Units:	**89.0**	**89.0**
	Estimated Assessment per Parcel Unit:	**$453.06**	**$519.26**

Anticipated Parcel Units at Buildout:	89.0		
2022-23 Max. Annual Total Street Component assessment for Zone 113		$83,167.38	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Max. Annual Total Street Component assessment for Zone 113			$87,242.58

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 113 - Victoria Oaks

	FY 2022-23 Budget	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**54.00**	**54.50**
TOTAL PARK COMPONENT EXPENSES	**$4,514.94**	**$5,624.40**
TOTAL PARK COMPONENT REVENUE	**$4,514.94**	**$5,624.40**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 113 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 113*	**$44,837.28**	**$51,838.54**
Total Parcel Street Component + Park Component Revenue - Zone 113*	**$44,837.28**	**$51,838.54**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

* Any difference between the Total Parcel Street Expense and Revenue is due to the use of available Zone 113 reserves.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 113 - Victoria Oaks
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$12,000.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$25,000.00**
Estimated Revenue for Annual Expenditures	**$47,338.54**
Estimated Revenue for Street Light Replacement	**$4,500.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$88,838.54**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$47,338.54**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$12,000.00**
As percent of annual operating expenses (Goal is 50-60%)	29%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$29,500.00**

*Street Light Replacement Reserve Fund goal for Zone 113 is $50,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 114 - Overlook

Account Prefix: 151-00-14		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**Budget**	**Budget**
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 1 Acorn + 2 Pendants		
4335	Maintenance	$100.00	$300.00
4335	Contribution to Street Light Replacement Reserve Fund	$0.00	$1,000.00
4452	Contractual Services	$0.00	$0.00
4487	Utilities	$420.00	$150.00
	Subtotal Street Lights	**$520.00**	**$1,450.00**
Professional and Administrative Services			
4210	Administrative Overhead	$100.00	$100.00
4452	Assessment Engineering Services	$114.53	$111.11
	Subtotal Professional and Administrative Services	**$214.53**	**$211.11**
	SUBTOTAL	**$734.53**	**$1,661.11**
	Contingency	$72.75	$165.88
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 114		**$807.28**	**$1,826.99**
Contribution from Annual Reserves		**$20.00**	**$0.00**
TOTAL PARCEL STREET COMPONENT COSTS		**$787.28**	**$1,826.99**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 114		**$787.28**	**$1,826.99**
	Parcel Units:	**13.0**	**13.0**
	Estimated Assessment per Parcel Unit:	**$60.56**	**$140.54**

Anticipated Parcel Units at Buildout:	13.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 114		$3,986.10	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 114			$4,181.42

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 114 - Overlook

	FY 2022-23 Budget	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**13.00**	**12.00**
TOTAL PARK COMPONENT EXPENSES	**$1,086.93**	**$1,238.40**
TOTAL PARK COMPONENT REVENUE	**$1,086.93**	**$1,238.40**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 114 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 114	**$1,894.21**	**$3,065.39**
Total Parcel Street Component + Park Component Revenue - Zone 114	**$1,874.21**	**$3,065.39**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 114 - Overlook
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$480.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$2,065.39**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$8,545.39**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$2,065.39**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$480.00**
As percent of annual operating expenses (Goal is 50-60%)	58%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 114 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 115 - Los Amigos Subdivision

Account Prefix: 151-00-15		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**Budget**	**Budget**
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 6 Cobra		
4335	Maintenance	$100.00	$300.00
4335	Contribution to Street Light Replacement Reserve Fund	$0.00	$1,000.00
4450	Professional Services	$0.00	$0.00
4487	Utilities	$1,100.00	$300.00
	Subtotal Street Lights	**$1,200.00**	**$1,600.00**
Professional and Administrative Services			
4210	Administrative Overhead	$150.00	$150.00
4452	Assessment Engineering Services	$249.39	$151.51
	Subtotal Professional and Administrative Services	**$399.39**	**$301.51**
	SUBTOTAL	**$1,599.39**	**$1,901.51**
	Contingency	$160.13	$190.09
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 115		**$1,759.52**	**$2,091.60**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 115		**$1,759.52**	**$2,091.60**
	Parcel Units:	**7.0**	**7.0**
	Estimated Assessment per Parcel Unit:	**$251.36**	**$298.80**

Anticipated Parcel Units at Buildout:	7.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 115		$6,867.04	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 115			$7,203.52

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 115 - Los Amigos Subdivision

	FY 2022-23 Budget	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**4.0**	**4.0**
TOTAL PARK COMPONENT EXPENSES	**$334.44**	**$412.80**
TOTAL PARK COMPONENT REVENUE	**$334.44**	**$412.80**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 115 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 115	**$2,093.96**	**$2,504.40**
Total Parcel Street Component + Park Component Revenue - Zone 115	**$2,093.96**	**$2,504.40**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 115 - Los Amigos Subdivision
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$5,000.00**
Estimated Revenue for Annual Expenditures	**$1,504.40**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$7,504.40**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$1,504.40**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 115 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 116 - Windsor Veterans Village

Account Prefix: 151-00-16		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel acreage)		**Budget**	**Budget**
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 13 acorns		
4335	Maintenance	$0.00	$600.00
4335	Contribution to Street Light Replacement Reserve Fund	$2,000.00	$2,000.00
4452	Contractural Services	$0.00	$0.00
4487	Utilities	$850.00	$650.00
	Subtotal Street Lights	**$2,850.00**	**$3,250.00**
Professional and AdministrativeServices			
4210	Administrative Overhead	$100.00	$100.00
4452	Assessment Engineering Services	$175.49	$272.72
	Subtotal Professional and Administrative Services	**$275.49**	**$372.72**
	SUBTOTAL	**$3,125.49**	**$3,622.72**
	Contingency	$313.16	$362.15
TOTAL ACREAGE STREET COMPONENT EXPENSES - ZONE 116		**$3,438.65**	**$3,984.87**
TOTAL ACREAGE STREET COMPONENT REVENUE - ZONE 116		**$3,438.65**	**$3,984.87**
	Total Acreage	**9.75**	**9.75**
	Assessment per Acre	**$352.68**	**$408.70**

Anticipated Acreage at Buildout: Unknown at this time			
2022-23 Maximum Annual Total Street Component ass'mt for Zone 116		$5,341.83	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component ass'mt for Zone 116			$5,603.58

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 116 - Windsor Veterans Village

	FY 2022-23 Budget	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**60.5**	**60.5**
TOTAL PARK COMPONENT EXPENSES	**$5,058.41**	**$6,243.60**
TOTAL PARK COMPONENT REVENUE	**$5,058.41**	**$6,243.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 116 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 116	**$8,497.06**	**$10,228.47**
Total Parcel Street Component + Park Component Revenue - Zone 116	**$8,497.06**	**$10,228.47**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 116 - Windsor Veterans Village
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$4,000.00**
Estimated Revenue for Annual Expenditures	**$8,228.47**
Estimated Revenue for Street Light Replacement	**$2,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$14,228.47**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$8,228.47**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$6,000.00**

*Street Light Replacement Reserve Fund goal for Zone 116 is $20,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 117 - 330 Arata Lane

Account Prefix: 151-00-17		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**Budget**	**Budget**
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 2 cobras		
4335	Maintenance	$0.00	$300.00
4335	Contribution to Street Light Replacement Reserve Fund	$1,000.00	$1,000.00
4450	Professional Services	$100.00	$0.00
4487	Utilities	$400.00	$100.00
	Subtotal Street Lights	**$1,500.00**	**$1,400.00**
Professional and Administrative Services			
4210	Administrative Overhead	$100.00	$100.00
4452	Assessment Engineering Services	$110.84	$101.01
	Subtotal Professional and Administrative Services	**$210.84**	**$201.01**
	SUBTOTAL	**$1,710.84**	**$1,601.01**
	Contingency	$171.04	$160.05
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 117		**$1,881.88**	**$1,761.06**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 117		**$1,881.88**	**$1,761.06**
	Parcel Units:	**7.0**	**7.0**
	Estimated Assessment per Parcel Unit:	**$268.84**	**$251.58**

Anticipated Parcel Units at Buildout:	7.0		
2022-23 Maximum Annual Total Street Component ass'mt for Zone 117		$3,109.87	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component ass'mt for Zone 117			$3,262.25

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 117 - 330 Arata Lane

	FY 2022-23 Budget	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**4.0**	**4.0**
TOTAL PARK COMPONENT EXPENSES	**$334.44**	**$412.80**
TOTAL PARK COMPONENT REVENUE	**$334.44**	**$412.80**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 117 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 117	**$2,216.32**	**$2,173.86**
Total Parcel Street Component + Park Component Revenue - Zone 117	**$2,216.32**	**$2,173.86**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 117 - 330 Arata Lane
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1*	**$3,000.00**
Estimated Revenue for Annual Expenditures	**$1,173.86**
Estimated Revenue for Street Light Replacement	**$1,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$5,173.86**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$1,173.86**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$4,000.00**

*Street Light Replacement Reserve Fund goal for Zone 117 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 118 - Shiloh Apartments

Account Prefix: 151-00-18		FY 2022-23 Budget 3 months	FY 2023-24 Budget 12 months
PARCEL STREET COMPONENT (Costs spread by parcel unit)			
Maintenance & Operations: Street Lights			
	Number and Type of Lights: 1 Acorn		
4335-109	Maintenance	$0.00	$300.00
4335-109	Contribution to Street Light Replacement Reserve Fund	$500.00	$1,000.00
4487-109	Utilities	$40.00	$50.00
	Subtotal Street Lights	**$540.00**	**$1,350.00**
Professional and Administrative Services			
4210-109	Administrative Overhead	$100.00	$100.00
4452-109	Assessment Engineering Services	$25.86	$90.91
	Subtotal Professional and Administrative Services	**$125.86**	**$190.91**
	SUBTOTAL	**$665.86**	**$1,540.91**
	Contingency	$67.00	$154.01
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 118		**$732.86**	**$1,694.92**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 118		**$732.86**	**$1,694.92**
	Parcel Units:	1.0	1.0
	Estimated Street Assessment per Parcel Unit:	**$732.86**	**$1,694.92**

Anticipated Parcel Units at Buildout:	1.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 118		$1,876.44	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 118			$1,968.39

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 118 - Shiloh Apartments

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Max. Annual Allowed Assessment for Parks per ESD		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**0.5**	**0.5**
TOTAL PARK COMPONENT EXPENSES	**$41.81**	**$51.60**
TOTAL PARK COMPONENT REVENUE	**$41.81**	**$51.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 118 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 118	**$774.67**	**$1,746.52**
Total Parcel Street Component + Park Component Revenue - Zone 118	**$774.67**	**$1,746.52**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 118 - Shiloh Apartments
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1	**$500.00**
Estimated Revenue	**$1,746.52**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$2,246.52**
Estimated Expenditures	**$746.52**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$1,500.00**

*Street Light Replacement Reserve Fund goal for Zone 118 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 119 - Shiloh Terrace

Account Prefix: 151-00-19		FY 2022-23 Budget	FY 2023-24 Budget
PARCEL STREET COMPONENT (Costs spread by parcel unit)		3 months	12 months
Maintenance & Operations: Street Lights			
	Number and Type of Lights: 10 Acorns		
4335-109	Maintenance	$0.00	$600.00
4335-109	Contribution to Street Light Replacement Reserve Fund	$500.00	$1,000.00
4487-109	Utilities	$200.00	$500.00
	Subtotal Street Lights	**$700.00**	**$2,100.00**
Professional and Administrative Services			
4210-109	Administrative Overhead	$100.00	$100.00
4452-109	Assessment Engineering Services	$55.42	$242.42
	Subtotal Professional and Administrative Services	**$155.42**	**$342.42**
	SUBTOTAL	**$855.42**	**$2,442.42**
	Contingency	$85.98	$243.98
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 119		**$941.40**	**$2,686.40**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 119		**$941.40**	**$2,686.40**
	Parcel Units:	3.0	1.0
	Estimated Street Assessment per Parcel Unit:	**$313.80**	**$2,686.40**

Anticipated Parcel Units at Buildout:		1.0	
2022-23 Maximum Annual Total Street Component assessment for Zone 119		$2,586.42	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 119			$2,713.15

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 119 - Shiloh Terrace

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Max. Annual Allowed Assessment for Parks per ESD		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**4.0**	**0.5**
TOTAL PARK COMPONENT EXPENSES	**$334.44**	**$51.60**
TOTAL PARK COMPONENT REVENUE	**$334.44**	**$51.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 119 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 119	**$1,275.84**	**$2,738.00**
Total Parcel Street Component + Park Component Revenue - Zone 119	**$1,275.84**	**$2,738.00**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 119 - Shiloh Terrace
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1	**$500.00**
Estimated Revenue	**$2,738.00**
General Benefit Contribution from General Fund	**$0.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$3,238.00**
Estimated Expenditures	**$1,738.00**
Estimated Annual Reserve Fund as of June 30 (start of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30	**$1,500.00**

*Street Light Replacement Reserve Fund goal for Zone 119 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 120 - Redwood Views

Account Prefix: 151-00-20		FY 2022-23 Budget 6 months	FY 2023-24 Budget 12 months
PARCEL STREET COMPONENT (Costs spread by parcel unit)			
Maintenance & Operations: Street Lights			
Number and Type of Lights: 1 Pendant			
4335-109	Maintenance	$100.00	$300.00
4335-109	Contribution to Street Light Replacement Reserve Fund	$500.00	$1,000.00
4487-109	Utilities	$70.00	$80.00
	Subtotal Street Lights	**$670.00**	**$1,380.00**
Professional and Administrative Services			
4210-109	Administrative Overhead	$100.00	$100.00
4452-109	Assessment Engineering Services	$49.88	$96.97
	Subtotal Professional and Administrative Services	**$149.88**	**$196.97**
	SUBTOTAL	**$819.88**	**$1,576.97**
	Contingency	$82.00	$157.71
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 120		**$901.88**	**$1,734.68**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 120		**$901.88**	**$1,734.68**
	Parcel Units:	2.0	1.0
	Estimated Street Assessment per Parcel Unit:	**$450.94**	**$1,734.68**

Anticipated Parcel Units at Buildout:	1.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 120		$1,847.76	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Total Street Component assessment for Zone 120			$1,938.30

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 120 - Redwood Views

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Max. Annual Allowed Assessment for Parks per ESD		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**2.00**	**0.50**
TOTAL PARK COMPONENT EXPENSES	**$167.22**	**$51.60**
TOTAL PARK COMPONENT REVENUE	**$167.22**	**$51.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 120 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 120	**$1,069.10**	**$1,786.28**
***Total Parcel Street Component + Park Component Revenue - Zone 120**	**$1,069.10**	**$1,786.28**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 120 - Redwood Views
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1	**$500.00**
Estimated Revenue	**$1,786.28**
General Benefit Contribution from General Fund	**$0.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$2,286.28**
Estimated Expenditures	**$786.28**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30	**$1,500.00**

*Street Light Replacement Reserve Fund goal for Zone 120 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 121 - 19th Hole Drive

Account Prefix: 151-00-21		FY 2022-23	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**Budget**	**Budget**
		6 months	12 months
Maintenance & Operations: Street Lights			
	Number and Type of Lights: 1 Acorn		
4335-109	Maintenance	$100.00	$300.00
4335-109	Contribution to Street Light Replacement Reserve Fund	$500.00	$1,000.00
4487-109	Utilities	$70.00	$80.00
	Subtotal Street Lights	**$670.00**	**$1,380.00**
Professional and Administrative Services			
4210-109	Administrative Overhead	$100.00	$100.00
4452-109	Assessment Engineering Services	$49.88	$96.97
	Subtotal Professional and Administrative Services	**$149.88**	**$196.97**
	SUBTOTAL	**$819.88**	**$1,576.97**
	Contingency	$82.00	$157.71
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 121		**$901.88**	**$1,734.68**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 121		**$901.88**	**$1,734.68**
	Parcel Units:	1.0	11.0
	Estimated Street Assessment per Parcel Unit:	**$901.88**	**$157.70**

Anticipated Parcel Units at Buildout:	11.0		
2022-23 Maximum Annual Total Street Component assessment for Zone 121		$1,847.76	
2022 Bay Area Consumer Price Index allowed percentage increase:	4.90%		
2023-24 Max. Annual Total Street Component assessment for Zone 121			$1,938.30

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 121 - 19th Hole Drive

PARK COMPONENT (Costs spread by ESD)	**FY 2022-23 Budget**	**FY 2023-24 Budget**
Max. Annual Allowed Assessment for Parks per ESD		
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$133.61	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00	$50.00
Estimated Assessment per ESD	**$83.61**	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**0.50**	**5.50**
TOTAL PARK COMPONENT EXPENSES	**$41.81**	**$567.60**
TOTAL PARK COMPONENT REVENUE	**$41.81**	**$567.60**

2022-23 Maximum Annual Park Component assessment per ESD:		$278.45	
2022 Bay Area Consumer Price Index percentage increase:	4.90%		
2023-24 Maximum Annual Park Component assessment per ESD:			$292.09

ZONE 121 ASSESSMENT SUMMARY	**FY 2022-23**	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 121	**$943.69**	**$2,302.28**
Total Parcel Street Component + Park Component Revenue - Zone 121	**$943.69**	**$2,302.28**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 121 - 19th Hole Drive
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1	**$500.00**
Estimated Revenue	**$2,302.28**
General Benefit Contribution from General Fund	**$0.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$2,802.28**
Estimated Expenditures	**$1,302.28**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$1,500.00**

*Street Light Replacement Reserve Fund goal for Zone 121 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 122 - Shiloh Crossing

Account Prefix: 151-00-22		Budget	FY 2023-24
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**at Buildout**	**Budget**
		12 months	3 months
Maintenance & Operations: Street Lights			
	Number and type of Street Lights: 14 acorn, 2 pendant		
4335	Maintenance	$600.00	$400.00
4335	Contribution to Street Light Replacement Reserve Fund	$5,000.00	$2,000.00
4487	Utilities	$1,000.00	$250.00
	Subtotal Street Lights	**$6,600.00**	**$2,650.00**
Maintenance & Operations: Landscaping			
4250	Meetings/Conferences/Travel	$10.00	$2.50
4315	Gas/Oil/Diesel	$250.00	$62.50
4325	Vehicle Maintenance	$60.00	$15.00
4330	Equipment Maintenance	$60.00	$15.00
4335	Maintenance - Structure and Improvements	$1,000.00	$250.00
4370	Materials and Supplies	$800.00	$200.00
4435	Operational Expense	$200.00	$50.00
4450	Professional Services	$0.00	$0.00
4452	Contract Services	$2,000.00	$500.00
4487	Utilities	$600.00	$150.00
	Subtotal Landscaping	**$4,980.00**	**$1,245.00**
TOTAL MAINTENANCE & OPERATIONS		**$11,580.00**	**$3,895.00**
Professional and Administrative Services			
4210	Administrative Overhead	$150.00	$150.00
4452	Assessment Engineering Services	$435.85	$435.85
	Subtotal Professional and Administrative Services	**$585.85**	**$585.85**
Personnel			
4110-122	Regular Positions Pay	$0.00	$0.00
4130-000	Overtime Wages	$200.00	$50.00
4136-000	Standby Pay	$250.00	$62.50
4150-122	Fringe Benefits	$0.00	$0.00
	Subtotal Personnel	**$450.00**	**$112.50**
TOTAL PROFESSIONAL, ADMIN., SPEC. SERVICES AND PERSONNEL		**$1,035.85**	**$698.35**
	SUBTOTAL	**$12,615.85**	**$4,593.35**
	Contingency	$630.79	$229.67
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 122		**$13,246.64**	**$4,823.02**
Contribution from Annual Reserves		**$0.00**	**$0.00**
TOTAL PARCEL STREET COMPONENT COSTS		**$13,246.64**	**$4,823.02**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 122		**$13,246.64**	**$4,823.02**
	Parcel Units:	**1.0**	**1.0**
	Estimated Assessment per Parcel Unit:	**$13,246.64**	**$4,823.02**

Anticipated Parcel Units at Buildout:	1.0		
Max. Annual Total Street Component Assessment for Zone 122 at Buildout:		$13,246.64	
2023-24 Max. Annual Total Street Component assessment for Zone 122			$13,246.64

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 122 - Shiloh Crossing

	FY 2023-24 Budget
PARK COMPONENT (Costs spread by ESD)	
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00
Estimated Assessment per ESD	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**0.5**
TOTAL PARK COMPONENT EXPENSES	**$51.60**
TOTAL PARK COMPONENT REVENUE	**$51.60**

2023-24 Maximum Annual Park Component assessment per ESD:	$292.09

ZONE 122 ASSESSMENT SUMMARY	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 122	**$4,874.62**
Total Parcel Street Component + Park Component Revenue - Zone 122	**$4,874.62**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 122 - Shiloh Crossing
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1	**$0.00**
Estimated Revenue for Annual Expenditures	**$2,874.62**
Estimated Revenue for Street Light Replacement	**$2,000.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$4,874.62**
Estimated Annual (Non-Street Light Replacement) Expenditures	**$2,874.62**
Estimated Street Light Replacement Expenditures	**$0.00**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30*	**$2,000.00**

*Street Light Replacement Reserve Fund goal for Zone 122 is $10,000.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 123 - Draper Estates

Account Prefix: 151-00-23		**Budget**	**FY 2023-24**
PARCEL STREET COMPONENT (Costs spread by parcel unit)		**at Buildout**	**Budget**
		12 months	3 months
Maintenance & Operations: Street Lights			
	Number and Type of Lights: 2 Cobras		
4335-123	Maintenance	$500.00	$100.00
4335-123	Contribution to Street Light Replacement Reserve Fund	$3,000.00	$1,000.00
4487-123	Utilities	$200.00	$30.00
	Subtotal Street Lights	**$3,700.00**	**$1,130.00**
Professional and Administrative Services			
4210-123	Administrative Overhead	$150.00	$150.00
4452-123	Assessment Engineering Services	$56.56	$56.56
	Subtotal Professional and Administrative Services	**$206.56**	**$206.56**
	SUBTOTAL	**$3,906.56**	**$1,336.56**
	Contingency	$390.66	$133.66
TOTAL PARCEL STREET COMPONENT EXPENSES - ZONE 123		**$4,297.22**	**$1,470.22**
TOTAL PARCEL STREET COMPONENT REVENUE - ZONE 123		**$4,297.22**	**$1,470.22**
	Parcel Units:	5.0	1.0
	Estimated Street Assessment per Parcel Unit:	**$859.44**	**$1,470.22**

Anticipated Parcel Units at Buildout:	5.0		
Maximum Annual Total Street Component assessment for Zone 123 at Buildout:		$4,297.22	
2023-24 Max. Annual Total Street Component assessment for Zone 123			$4,297.22

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 123 - Draper Estates

PARK COMPONENT (Costs spread by ESD)	**FY 2023-24 Budget**
Max. Annual Allowed Assessment for Parks per ESD	
Full Current Year Assessment for LLAD-2, Parks (from Zone 1 LLAD) per ESD[1]	$153.20
Less Actual Assessment for Zone 1 per ESD	$50.00
Estimated Assessment per ESD	**$103.20**
Estimated Equivalent Single Family Dwelling (ESD) Units	**0.5**
TOTAL PARK COMPONENT EXPENSES	**$51.60**
TOTAL PARK COMPONENT REVENUE	**$51.60**

2023-24 Maximum Annual Park Component assessment per ESD:	$292.09

ZONE 123 ASSESSMENT SUMMARY	**FY 2023-24**
Total Parcel Street Component + Park Component Expense - Zone 123	**$1,521.82**
Total Parcel Street Component + Park Component Revenue - Zone 123	**$1,521.82**

[1] See Appendix 1, Windsor Landscaping & Lighting Assessment District Budget for Zone 1

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2 (LLAD-2)
FY 2023-24 Budget
Zone 123 - Draper Estates
Summary of Fund Balance

	FY 2023-24
Estimated Annual Reserve Fund as of July 1 (start of FY)	**$0.00**
Estimated Street Light Replacement Reserve Fund as of July 1	**$0.00**
Estimated Revenue	**$1,521.82**
General Benefit Contribution from General Fund	**$0.00**
Estimated Interest Earned	**$0.00**
Total Estimated Funds Available	**$1,521.82**
Estimated Expenditures	**$521.82**
Estimated Annual Reserve Fund as of June 30 (end of FY)	**$0.00**
As percent of annual operating expenses (Goal is 50-60%)	0%
Estimated Street Light Replacement Reserve Fund as of June 30	**$1,000.00**

*Street Light Replacement Reserve Fund goal for Zone 123 is $10,000.

PART C
FY 2023-24 ASSESSMENT ROLL

As described in Part B, the total proposed Assessment District revenues for FY 2023-24 consists of:

$32,875.02	From Zone 101
$1,857.60	From Zone 102
$8,173.36	From Zone 103
$3,850.00	From Zone 104
$1,901.50	From Zone 105
$1,975.68	From Zone 107
$12,062.00	From Zone 108
$12,178.00	From Zone 109
$7,005.54	From Zone 110
$1,798.12	From Zone 111
$5,740.62	From Zone 112
$51,838.54	From Zone 113
$3,065.39	From Zone 114
$2,504.40	From Zone 115
$10,228.47	From Zone 116
$2,173.86	From Zone 117
$1,746.52	From Zone 118
$2,738.00	From Zone 119
$1,786.28	From Zone 120
$2,302.28	From Zone 121
$4,874.62	From Zone 122
$1,521.82	From Zone 123
$174,197.62	**Total**

The breakdown of FY 2023-24 annual assessments per parcel per zone is shown on the following page. The lines and dimensions of each parcel are shown on the maps in the office of the County Assessor of the County of Sonoma.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (LLAD-2)
ASSESSMENT SPREAD FY 2023-24

SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
Shiloh Oaks	101	059-271-097-000	6.92	$5,107.72			0320	1.0	$103.20	$5,210.92	WINDSOR EXPRESS LP	55 HAZEL LANE PIEDMONT, CA 94611
	101	059-271-098-000	6.51	$4,805.10			0310	1.0	$103.20	$4,908.30	WILDEASE LLC	5922 PRUITT AVE WINDSOR, CA 95492
	101	059-271-100-000	0.00	$0.00			0850	0.0	$0.00	$0.00	SHILOH OAKS COMPANY LLC	PO BOX K SANTA ROSA, CA 95402
	101	059-271-101-000	0.00	$0.00			0937	0.0	$0.00	$0.00	TOWN OF WINDSOR	PO BOX 100 WINDSOR, CA 95492
	101	059-271-104-000	30.69	$22,652.60			0310	1.0	$103.20	$22,755.80	SOCO INVESTMENTS LLC	PO BOX 1878 WINDSOR, CA 95492
Storage Pro of Windsor	102	059-271-110-000					0329	1.0	$103.20	$103.20	STORAGE PRO OF WINDSOR LLC	PO BOX 459 WALNUT CREEK, CA 94597
Windsor Veterans Village	116	066-060-069-000	4.05	$1,655.25			0040	0.5	$51.60	$1,706.85	A0690 WINDSOR L P	2000 E 4TH ST STE 205 SANTA ANA, CA 92705
	116	066-060-070-000	5.70	$2,329.62			0046	60.0	$6,192.00	$8,521.62	A0690 WINDSOR L P	2000 E 4TH ST STE 205 SANTA ANA, CA 92705
Berry Lane (East) (PM 13-11)	107	066-420-056-000			1.0	$390.72	0010	1.0	$103.20	$493.92	LARA ANTONIO & ZAZUETA-LARA EVA M	PO BOX 1426 WINDSOR, CA 95492
	107	066-420-057-000			1.0	$390.72	0010	1.0	$103.20	$493.92	ZIETZ ERIC J TR & MARTIN LINDA K TR	9820 BERRY LN WINDSOR, CA 95492
	107	066-420-058-000			1.0	$390.72	0010	1.0	$103.20	$493.92	KUHN KARL F TR & KUHN GINGER C TR	1134 ROCHIOLI DR WINDSOR, CA 95492
	107	066-420-059-000			1.0	$390.72	0010	1.0	$103.20	$493.92	TAMAYO JESSE & PEREZ ISABEL	9810 BERRY LN WINDSOR, CA 95492
Draper Estates	123	086-220-022-000			1.0	$1,470.22	0540	0.5	$51.60	$1,521.82	DREW ERIC W TR & DREW MARY A TR	709 HEALDSBURG AVE HEALDSBURG, CA 95448
G&C Auto Body	105	086-220-033-000			1.0	$1,695.10	0281	2.0	$206.40	$1,901.50	CROZAT TERI MARNE TR ET AL	1932 LOS ALAMOS RD SANTA ROSA, CA 95409
Head Start	102	161-040-053-000					0722	1.0	$103.20	$103.20	COMMUNITY ACTION PARTNERSHIP OF SONOMA CO	141 STONY CIRCLE STE 200 SANTA ROSA, CA 95401
Los Amigos Subdivision	115	161-500-031-000			1.0	$298.80	0006	0.5	$51.60	$350.40	PAKKA FRANCES A TR	340 GRACIELA DR WINDSOR, CA 95492
	115	161-500-032-000			1.0	$298.80	0006	0.5	$51.60	$350.40	THOMAS MCKENSIE RENAE & PROVOST MATT	346 GRACIELA DR WINDSOR, CA 95492
	115	161-500-033-000			1.0	$298.80	0006	0.5	$51.60	$350.40	TREEWELL LLC	PO BOX 1533 SANTA ROSA, CA 95402
	115	161-500-034-000			1.0	$298.80	0006	0.5	$51.60	$350.40	CHOATE LESLYE KRISTINE TR & CHOATE DARELL WAYNE JR	345 GRACIELA DR WINDSOR, CA 95492
	115	161-500-035-000			1.0	$298.80	0006	0.5	$51.60	$350.40	TREEWELL LLC	PO BOX 1533 SANTA ROSA, CA 95402
	115	161-500-036-000			1.0	$298.80	0006	0.5	$51.60	$350.40	TREEWELL LLC	PO BOX 1533 SANTA ROSA, CA 95402
	115	161-500-037-000			1.0	$298.80	0010	1.0	$103.20	$402.00	NABER RUSSELL M	280 ARATA LANE WINDSOR, CA 95492
330 Arata Lane	117	161-500-038-000			1.0	$251.58	0006	0.5	$51.60	$303.18	BRUINGTON-BALDI EILEEN TR & BALDI EUGENE R TR	5438 SPRINGLAKE CT SANTA ROSA, CA 95409
	117	161-500-039-000			1.0	$251.58	0006	0.5	$51.60	$303.18	HUANG YUN YAN & LIU BI TAI	358 GRACIELA DR WINDSOR, CA 95492
	117	161-500-040-000			1.0	$251.58	0006	0.5	$51.60	$303.18	TREEWELL LLC	PO BOX 1533 SANTA ROSA, CA 95402
	117	161-500-041-000			1.0	$251.58	0006	0.5	$51.60	$303.18	JAMES MARY & JAMES BRANDON	351 GRACIELA DR WINDSOR, CA 95492
	117	161-500-042-000			1.0	$251.58	0006	0.5	$51.60	$303.18	TROGDON DAVID L & KETELSEN JANET ELAINE	508 PISTACHIO PL WINDSOR, CA 95492

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (LLAD-2)
ASSESSMENT SPREAD FY 2023-24

SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
	117	161-500-043-000			1.0	$251.58	0006	0.5	$51.60	$303.18	TREEWELL LLC	PO BOX 1533 SANTA ROSA, CA 95402
	117	161-500-044-000			1.0	$251.58	0051	1.0	$103.20	$354.78	ESPINOZA JUAN MANUEL RIVERA & LEAL MA DEL ROSARIO	330 ARATA LN WINDSOR, CA 95492
Manzanita Subdivision	104	161-590-001-000			1.0	$71.80	0019	1.0	$103.20	$175.00	ESTRADA YOHANA ALVAREZ & VALDEZ ROMAN GARCIA	301 MANZANITA DR WINDSOR, CA 95492
	104	161-590-002-000			1.0	$71.80	0019	1.0	$103.20	$175.00	GARCIA ELIESER GONZALES	307 MANZANITA DR WINDSOR, CA 95492
	104	161-590-003-000			1.0	$71.80	0019	1.0	$103.20	$175.00	RODRIGUEZ JOSE CRUZ & RODRIGUEZ SILVIA ORTIZ	313 MANZANITA DR WINDSOR, CA 95492
	104	161-590-004-000			1.0	$71.80	0019	1.0	$103.20	$175.00	NAVARRO ELIAS PANTOJA & SALAZAR MARIA C GUTIERREZ	319 MANZANITA DR WINDSOR, CA 95492
	104	161-590-005-000			1.0	$71.80	0019	1.0	$103.20	$175.00	RAMIREZ ALFREDO GONZALEZ & GONZALEZ MA DEL	325 MANZANITA DR WINDSOR, CA 95492
	104	161-590-006-000			1.0	$71.80	0019	1.0	$103.20	$175.00	VILLAGOMEZ JUAN VAZQUEZ & VILLAGOMEZ MARIA VIGIL	70 RANCHITO CT SANTA ROSA, CA 95403
	104	161-590-007-000			1.0	$71.80	0019	1.0	$103.20	$175.00	NAVARRO SAMUEL BECERRA	337 MANZANITA DR WINDSOR, CA 95492
	104	161-590-008-000			1.0	$71.80	0019	1.0	$103.20	$175.00	LARA JAVIER LEDESMA & LEDEZMA ALICIA R	343 MANZANITA DR WINDSOR, CA 95492
	104	161-590-009-000			1.0	$71.80	0019	1.0	$103.20	$175.00	GARCIA GUADALUPE MORA	349 MANZANITA DR WINDSOR, CA 95492
	104	161-590-010-000			1.0	$71.80	0018	1.0	$103.20	$175.00	APOLINAR RAUL VILLAMAR & APOLINAR BRENDA ILDEFONSO	355 MANZANITA DR WINDSOR, CA 95492
	104	161-590-011-000			1.0	$71.80	0019	1.0	$103.20	$175.00	MICHAEL & WORLOW SILVIA ANNA	9960 BLASI DR WINDSOR, CA 95492
	104	161-590-012-000			1.0	$71.80	0019	1.0	$103.20	$175.00	LARA LUIS LEDESMA & LEDESMA MA LUZ	PO BOX 193 GEYSERVILLE, CA 95441
	104	161-590-013-000			1.0	$71.80	0019	1.0	$103.20	$175.00	LUNA MARIA GUADALUPE	107 GARDEN CIRCLE WAY CLOVERDALE, CA 95425
	104	161-590-014-000			1.0	$71.80	0019	1.0	$103.20	$175.00	BURKS JENNIFER RUTH	9930 BLASI DR WINDSOR, CA 95492
	104	161-590-015-000			1.0	$71.80	0019	1.0	$103.20	$175.00	MILLER DEAN EVERETT	9920 BLASI DR WINDSOR, CA 95492
	104	161-590-016-000			1.0	$71.80	0019	1.0	$103.20	$175.00	KUCICH MARY ELIZABETH	350 MANZANITA DR WINDSOR, CA 95492
	104	161-590-017-000			1.0	$71.80	0019	1.0	$103.20	$175.00	VEGA MARIA PILAR RAMIREZ ET AL	342 MANZANITA DR WINDSOR, CA 95492
	104	161-590-018-000			1.0	$71.80	0019	1.0	$103.20	$175.00	NUNEZ MIGUEL CEJA & NUNEZ BERTHA MENDOZA	334 MANZANITA DR WINDSOR, CA 95492
	104	161-590-019-000			1.0	$71.80	0019	1.0	$103.20	$175.00	BUENROSTO PATRICIA FLORES	326 MAZANITA DR WINDSOR, CA 95492
	104	161-590-020-000			1.0	$71.80	0019	1.0	$103.20	$175.00	JUAREZ REY RODRIGUEZ & ROJAS LETICIA RODRIGUEZ	318 MANZANITA DR WINDSOR, CA 95492
	104	161-590-021-000			1.0	$71.80	0019	1.0	$103.20	$175.00	SWEHLA PETER M & SWEHLA SOPHIA JENNIE	310 MANZANITA DR WINDSOR, CA 95492
	104	161-590-022-000			1.0	$71.80	0019	1.0	$103.20	$175.00	SEGURA ADAN MONTES & MONTES ELVIRA CHAVEZ	302 MANZANITA DR WINDSOR, CA 95492
Bell Village Commercial	108	161-600-001-000			1.0	$2,654.30	0141	1.0	$103.20	$2,757.50	BELL VILLAGE LP	9240 OLD REDWOOD HWY #200 WINDSOR, CA 95492
	108	161-600-002-000			1.0	$2,654.30	0112	2.0	$206.40	$2,860.70	BELL VILLAGE LP	9240 OLD REDWOOD HWY #200 WINDSOR, CA 95492
	108	161-600-003-000			1.0	$2,654.30	0155	1.0	$103.20	$2,757.50	BELL VILLAGE LP	9240 OLD REDWOOD HWY #200 WINDSOR, CA 95492

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (LLAD-2)
ASSESSMENT SPREAD FY 2023-24

SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
	108	161-600-004-000			1.0	$2,654.30	0121	10.0	$1,032.00	$3,686.30	BELL VILLAGE LP	9240 OLD REDWOOD HWY #200 WINDSOR, CA 95492
Vintage Oaks on the Town Green	109	161-600-005-000			1.0	$12,126.40	0101	0.5	$51.60	$12,178.00	MOSAIC VINTAGE OAKS LLC	4500 PARK GRANADA STE 204 CALABASAS, CA 91302
Bell Village Commercial	108	161-600-006-000			0.0	$0.00	0200	0.0	$0.00	$0.00	BELL VILLAGE LP	9240 OLD REDWOOD HWY #200 WINDSOR, CA 95492
705 Shiloh Rd Gas Station	102	163-130-013-000					0255	1.0	$103.20	$103.20	705 SHILOH ROAD WINDSOR LLC	PO BOX 1678 SAN LEANDRO, CA 94577
Shiloh Crossing	122	163-171-039-000			1.0	$4,823.02	0101	0.5	$51.60	$4,874.62	INTEGRATED COMMUNITY DEVELOPMENT LLC	20750 VENTURA BLVD STE 155 WOODLAND HILLS, CA 91364
Windsor Redwoods	103	163-171-041-000			1.0	$1,465.36	0046	65.0	$6,708.00	$8,173.36	WINDSOR REDWOODS LP	1425 CORPORATE CENTER PKWY SANTA ROSA, CA 95407
Esposti Park Place	112	163-171-042-000			1.0	$2,025.42	0045	36.0	$3,715.20	$5,740.62	ESPOSTI PARK LLC	PO BOX 1270 SANTA ROSA, CA 95402
Shiloh Terrace	119	163-171-043-000			1.0	$2,686.40	0040	0.5	$51.60	$2,738.00	CRP SHILOH TERRACE LP	122 EAST 42ND ST SUITE 1903 NEWYORK, NY 10168
Victoria Oaks (MJS 05-28)	113	163-320-001-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-002-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-003-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-004-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-005-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-006-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-007-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-008-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-009-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-010-000			1.0	$519.26	0010	1.0	$103.20	$622.46	RESNICK LARRY MARTIN	821 IRVING ST APT 5353 SAN FRANCISCO, CA 94122
	113	163-320-011-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-012-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-013-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-014-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-015-000			1.0	$519.26	0010	1.0	$103.20	$622.46	JACKSON TINA M	1408 ACORN WAY WINDSOR, CA 95492
	113	163-320-016-000			1.0	$519.26	0010	1.0	$103.20	$622.46	JOHNSON CLIFF A & JOHNSON JOY E	1414 ACORN WAY WINDSOR, CA 95492
	113	163-320-017-000			1.0	$519.26	0010	1.0	$103.20	$622.46	MAYO KENNETH V	1420 ACORN WAY WINDSOR, CA 95482

TOWN OF WINDSOR
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SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
	113	163-320-018-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-019-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-020-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-021-000			1.0	$519.26	0006	0.5	$51.60	$570.86	ROETERS BRITTANY & ROETERS JUSTIN	1455 ACORN WAY WINDSOR, CA 95492
	113	163-320-022-000			1.0	$519.26	0010	1.0	$103.20	$622.46	WALTON WILLIAM C TR	1449 ACORN WAY WINDSOR, CA 95492
	113	163-320-023-000			1.0	$519.26	0010	1.0	$103.20	$622.46	DELIC LEJLA	1000 3RD ST UNIT 206 SAN FRANCISCO, CA 94158
	113	163-320-024-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-025-000			1.0	$519.26	0010	1.0	$103.20	$622.46	SHANKAR WILLIAM A K TR & SHANKAR THERESA M TR	1431 ACORN WAY WINDSOR, CA 95492
	113	163-320-026-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-027-000			1.0	$519.26	0010	1.0	$103.20	$622.46	PLEGER JAMES A TR & GUAN XIAOYAN TR	1419 ACORN WY WINDSOR, CA 95492
	113	163-320-028-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-029-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-030-000			1.0	$519.26	0010	1.0	$103.20	$622.46	LAGOYDA GEORGE M TR & LAGOYDA NANCY J TR	1306 CALABAZAS DR WINDSOR, CA 95492
	113	163-320-031-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-032-000			1.0	$519.26	0010	1.0	$103.20	$622.46	HEUSER MICHAEL ARTHUR TR & HEUSER BARBARA JOANN TR	1318 CALABAZAS DR WINDSOR, CA 95492
	113	163-320-033-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-034-000			1.0	$519.26	0010	1.0	$103.20	$622.46	COLOMBINI NICHOLAS & COLOMBINI KELLI	1330 CALABAZAS DR WINDSOR, CA 95492
	113	163-320-035-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-036-000			1.0	$519.26	0010	1.0	$103.20	$622.46	RESNICK LARRY MARTIN	821 IRVING ST APT 5353 SAN FRANCISCO, CA 94122
	113	163-320-037-000			1.0	$519.26	0010	1.0	$103.20	$622.46	ROVETTI DAVID G JR & ROVETTI YUMIE H	1348 CALABAZAS DR WINDSOR, CA 95492
	113	163-320-038-000			1.0	$519.26	0010	1.0	$103.20	$622.46	E & A HOLDINGS LLC	PO BOX 2998 TURLOCK, CA 95381
	113	163-320-039-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-040-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-041-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-042-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-043-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-044-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-045-000			1.0	$519.26	0010	1.0	$103.20	$622.46	GUERRERO GUSTAVO SANCHEZ & TORRES BRENDA BUSTAMANT	1317 CALABAZAS DR WINDSOR, CA 95492

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SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
	113	163-320-046-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-047-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-048-000			1.0	$519.26	0010	1.0	$103.20	$622.46	SETTLEMYER ARTHUR A TR & SETTLEMYER LAURA L TR	2360 MENDOCINO AVE STE A2-262 SANTA ROSA, CA 95403
	113	163-320-049-000			1.0	$519.26	0010	1.0	$103.20	$622.46	TRIF RALUCA A & TRIF AURELIAN	1210 ATASCADERO DR WINDSOR, CA 95492
	113	163-320-050-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-051-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-052-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-053-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-054-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-055-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-056-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-057-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-058-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-059-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-060-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-061-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-062-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-063-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-064-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-065-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-066-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-067-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-068-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-069-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-070-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-071-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-072-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-073-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403

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SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
	113	163-320-074-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-075-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-076-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-077-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-078-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-079-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-080-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-081-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-082-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-083-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-084-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-085-000			1.0	$519.26	0010	1.0	$103.20	$622.46	BLYTHE EMILY	1013 DEL ROBLE LN WINDSOR, CA 95492
	113	163-320-086-000			1.0	$519.26	0010	1.0	$103.20	$622.46	E & A HOLDINGS LLC	PO BOX 2998 TURLOCK, CA 95381
	113	163-320-087-000			1.0	$519.26	0010	1.0	$103.20	$622.46	TAMIMI NINIV & TAMIMI ROSSANA	1001 DEL ROBLE LN WINDSOR, CA 95492
	113	163-320-088-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-089-000			1.0	$519.26	0006	0.5	$51.60	$570.86	PORTELLO SUBDIVISION LLC	2880 CLEVELAND AVE STE 8 SANTA ROSA, CA 95403
	113	163-320-090-000			0.0	$0.00	0937	0.0	$0.00	$0.00	VICTORIA OAKS LLC	PO BOX 2998 TURLOCK, CA 95381
	113	163-320-091-000			0.0	$0.00	0937	0.0	$0.00	$0.00	VICTORIA OAKS LLC	PO BOX 2998 TURLOCK, CA 95381
	113	163-320-092-000			0.0	$0.00	0937	0.0	$0.00	$0.00	VICTORIA OAKS LLC	PO BOX 2998 TURLOCK, CA 95381
	113	163-320-093-000			0.0	$0.00	0937	0.0	$0.00	$0.00	VICTORIA OAKS LLC	PO BOX 2998 TURLOCK, CA 95381
Holiday Inn	110	164-030-061-000			1.0	$1,628.82	0071	52.1	$5,376.72	$7,005.54	WINDSOR HOSPITALITY GROUP	178 DRY CREEK RD HEALDSBURG, CA 95448
Redwood Views	120	164-050-050-000			1.0	$1,734.68	0049	0.5	$51.60	$1,786.28	CRP REDWOOD VIEWS LP	122 E 42ND ST STE 1903 NEW YORK, NY 10165
Balanced Behavior Board & Train	102	164-140-034-000					0057	1.0	$103.20	$103.20	BALANCED BEHAVIOR BOARD & TRAIN LLC	7215 CONDE LN WINDSOR, CA 95492
Carol Shelton Winery	102	164-140-039-000					0301	0.5	$51.60	$51.60	SHELTON-MACKENZIE LAND LLC	3354 B COFFEY LN SANTA ROSA, CA 95403
Shook & Waller (PM 07-22)	102	164-140-042-000					0301	0.5	$51.60	$51.60	SHELTON MACKENZIE LAND LLC	3354-B COFFEY LN SANTA ROSA, CA 95403
Shook & Waller (PM 07-22)	102	164-140-043-000					0301	0.5	$51.60	$51.60	SHOOK & WALLER CONSTRUCTION INC	7677 BELL RD STE 101 WINDSOR, CA 95492
Russian River Brewing Company	111	164-140-044-000			1.0	$1,694.92	0354	1.0	$103.20	$1,798.12	2 HOPHEADS HOLDINGS COMPANY LLC	700 MITCHELL LN WINDSOR, CA 95492

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (LLAD-2)
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SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
1145 Kittyhawk	102	164-240-016-000					0320	1.0	$103.20	$103.20	1145 KITTY HAWK BLVD LLC	810 DEN BESTE CT STE 107 WINDSOR, CA 95492
Shiloh Apartments	118	164-350-001-000			1.0	$1,694.92	0101	0.5	$51.60	$1,746.52	AIRPORT BUSINESS CENTER	414 AVIATION BLVD SANTA ROSA, CA 95403
Trione Circle	102	164-410-062-000					0023	2.0	$206.40	$206.40	COOMBS JENNIFER C TR	9982 TROON CT WINDSOR, CA 95492
	102	164-410-063-000					0023	2.0	$206.40	$206.40	COOMBS JENNIFER C TR	9982 TROON CT WINDSOR, CA 95492
	102	164-410-064-000					0023	2.0	$206.40	$206.40	COOMBS JENNIFER C TR ET AL	9982 TROON CT WINDSOR, CA 95492
	102	164-410-065-000					0023	2.0	$206.40	$206.40	COOMBS JENNIFER C TR	9982 TROON CT WINDSOR, CA 95492
Tractor Supply	102	164-550-010-000					0110	1.0	$103.20	$103.20	CONDE ASSOCIATES	414 AVIATION BLVD SANTA ROSA, CA 95403
Marcassin Winery	102	164-550-013-000					0352	1.0	$103.20	$103.20	MARCASSIN WINE CO LLC	PO BOX 332 CALISTOGA, CA 94515
Marcassin Winery	102	164-550-014-000					0302	0.5	$51.60	$51.60	LAFFORT U S A INC	1460 CADER LN STE C PETALUMA, CA 94954
Grand Cru	102	164-550-015-000					0302	0.5	$51.60	$51.60	CONDE ASSOCIATES	414 AVIATION BLVD SANTA ROSA, CA 95403
Encore Events	102	164-550-018-000					0302	0.5	$51.60	$51.60	CONDE ASSOCIATES	414 AVIATION BLVD SANTA ROSA, CA 95403
Overlook	114	164-560-001-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-002-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-003-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-004-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-005-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-006-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-007-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-008-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-009-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-010-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-011-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-012-000			1.0	$140.54	0051	1.0	$103.20	$243.74	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920
	114	164-560-013-000			1.0	$140.54	0080	0.0	$0.00	$140.54	RICHARDSON DE SILVA INC	418 GREENWOOD BEACH RD TIBURON, CA 94920

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (LLAD-2)
ASSESSMENT SPREAD FY 2023-24

SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			
19th Hole Drive	121	164-570-001-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-002-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-003-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-004-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-005-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-006-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-007-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-008-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-009-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-010-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
	121	164-570-011-000			1.0	$157.70	0006	0.5	$51.60	$209.30	COOMBS RICHARD A & WASEM LARRY L	414 AVIATION BLVD SANTA ROSA, CA 95403
GRAND TOTAL ALL ZONES			**53.87**	**$36,550.29**	**168.0**	**$100,433.41**		**360.6**	**$37,213.92**	**$174,197.62**		

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (LLAD-2)
ASSESSMENT SPREAD FY 2023-24

SUBDIVISION NAME	ZONE	APN	ACREAGE STREET COMPONENT		PARCEL STREET COMPONENT		PARK COMPONENT			TOTAL ASSESS-MENT	OWNER NAME	OWNER MAILING ADDRESS
			USABLE ACRES	(ACREAGE) ASSESSMENT	UNITS	(PARCEL) ASSESSMENT	LANDUSE CODE	ESDs	(ESD) PARK ASSESSMENT			

Summary by Zone

Zone	Usable Acres	Acreage Assessment	Units	Parcel Assessment		ESDs	Park Assessment	Total Assessment
101	44.12	$32,565.42	0.00	$0.00		3.0	$309.60	$32,875.02
102	0.00	$0.00	0.00	$0.00		18.0	$1,857.60	$1,857.60
103	0.00	$0.00	1.00	$1,465.36		65.0	$6,708.00	$8,173.36
104	0.00	$0.00	22.00	$1,579.60		22.0	$2,270.40	$3,850.00
105	0.00	$0.00	1.00	$1,695.10		2.0	$206.40	$1,901.50
106 Dissolved								
107	0.00	$0.00	4.00	$1,562.88		4.0	$412.80	$1,975.68
108	0.00	$0.00	4.00	$10,617.20		14.0	$1,444.80	$12,062.00
109	0.00	$0.00	1.00	$12,126.40		0.5	$51.60	$12,178.00
110	0.00	$0.00	1.00	$1,628.82		52.1	$5,376.72	$7,005.54
111	0.00	$0.00	1.00	$1,694.92		1.0	$103.20	$1,798.12
112	0.00	$0.00	1.00	$2,025.42		36.0	$3,715.20	$5,740.62
113	0.00	$0.00	89.00	$46,214.14		54.5	$5,624.40	$51,838.54
114	0.00	$0.00	13.00	$1,826.99		12.0	$1,238.40	$3,065.39
115	0.00	$0.00	7.00	$2,091.60		4.0	$412.80	$2,504.40
116	9.75	$3,984.87	0.00	$0.00		60.5	$6,243.60	$10,228.47
117	0.00	$0.00	7.00	$1,761.06		4.0	$412.80	$2,173.86
118	0.00	$0.00	1.00	$1,694.92		0.5	$51.60	$1,746.52
119	0.00	$0.00	1.00	$2,686.40		0.5	$51.60	$2,738.00
120	0.00	$0.00	1.00	$1,734.68		0.5	$51.60	$1,786.28
121	0.00	$0.00	11.00	$1,734.68		5.5	$567.60	$2,302.28
122	0.00	$0.00	1.00	$4,823.02		0.5	$51.60	$4,874.62
123	0.00	$0.00	1.00	$1,470.22		0.5	$51.60	$1,521.82
TOTAL	**53.87**	**$36,550.29**	**168.00**	**$100,433.41**		**360.6**	**$37,213.92**	**$174,197.62**

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

This section describes the method by which the benefits of the assessed improvements and their associated costs are apportioned to the parcels in each zone.

Parks Component

All parcels within LLAD-2 are also assessed within Zone 1, of LLAD-1, which provides partial funding for the operation and maintenance of the Town parks. The LLAD-2 Parks Component supplements the Zone 1-Parks assessment in LLAD-1 to obtain the full share of funding for parks from each parcel within LLAD-2.

All parcels in LLAD-2 receive a special benefit from the operations and maintenance of the 20 neighborhood and community parks and 6 landscaping areas within the Town as identified as Zone 1 in the LLAD-1 Engineer's Report. The special benefits to each parcel provided by the parks landscaping include enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the town, and improved air quality from additional vegetation.

Although some park users may live outside of the Town of Windsor, this does not necessarily confer a general benefit to the public at large and, in any case, is determined to be negligible relative to the special benefits resulting from proximity to parks conferred upon the parcels within Zone 1 of LLAD-1.

The parks and landscaping areas are generally equally distributed throughout the Town and all Town residents have approximately equal access to parks. The benefits of Town parks are conferred to parcels based upon their use.

The following basic use units reflect the specific benefit accruing to parcels of land within LLAD-2, as applied from Zone 1 (Parks) of LLAD-1.

Parks Component – Use Units by Parcel Type

Parcel Type	Use Units
Vacant, developable parcel	½ unit
Vacant and undevelopable parcel	0 units
Single dwelling parcel	1 unit
Multiple dwelling unit parcels	1 unit per dwelling
Commercial parcel with no dwelling units	1 unit per business
Commercial parcels with dwelling units	1 unit per business + 1 unit per dwelling unit
Industrial parcel with no dwelling units	1 unit per business
Industrial parcel with dwelling unit	1 unit per business + 1 unit per dwelling unit
Hotel, Motel, Inn type parcels	1 unit per average annual daily occupancy rate times the number of hotel/motel/inn rooms

Vacant and undevelopable parcels, such land used exclusively for greenbelt, creeks, parking areas, landscape strips, or upon the common area of any planned unit development shall not be assessed for parks.

In assessing vacant, commercial and industrial properties, the typical method of assessing these parcels within other assessment districts is to assess the land for its highest and best use. Because no dwelling units or industrial commercial developments exist on vacant, developable land, it was felt that the assessment should be reduced to ½ a unit (see "Vacant, developable parcel" mentioned above). Also, in the case of commercial and industrial properties, it was felt that those individuals working at such locations received direct benefit by having the park facilities to utilize during lunch or after work for such activities as lunches, company picnics, company baseball games, etc.

Once the total number of ESD use units within Zone 1 – Parks, of LLAD-1, has been determined, this number shall be divided into the Town's park operation and maintenance budget for the current fiscal year, resulting in a full maintenance cost per ESD per year. This full annual assessment amount per ESD, reduced by the annual assessment amount per ESD paid by Zone 1 - Parks parcels, shall be assessed to each parcel in all zones based upon the calculated ESD use units.

For FY 2023-24, the full cost for LLAD-1, Zone 1 - Parks was determined to be $153.20 per ESD, but LLAD-1 properties cannot be assessed more than $50.00 per ESD. Parcels within LLAD-2 will be assessed for the difference between the full cost to operate and maintain Zone 1 – Parks ($153.20) and maximum assessment of the LLAD-1, Zone 1- Parks assessment ($50.00). For FY 2023-24, this difference, the Parks Component, is $103.20 per ESD as shown in the table below.

FY 2023-24 Parks Assessment Calculation

Full Cost to Operate and Maintain Town Parks, per ESD	$153.20
LLAD-1, Zone 1-Parks Assessment	$50.00
LLAD-2 Park Component	$103.20 ($153.20 - $50.00 = $103.20)

Acreage Street Component

The Acreage Street Component currently applies to Zones 101 and 116. Zone 101 provides funding for street landscaping, street lights and structures within the public right-of-way installed by the Shiloh Oaks development. Zone 116 provides street lights and structures within the public right-of-way installed by the Windsor Veterans Village development. Both zones contain parcels of varying sizes.

Each parcel within Zone 101 receives a special benefit from the pleasing aesthetics of the landscaping, increased air quality from additional plant life and the safety for vehicular traffic and traffic at night from the street lights. Each parcel within Zone 116 receives a special benefit from the increased safety for vehicular traffic and traffic at night from the street lights. These

improvements also make these areas more desirable for future businesses, directly benefiting the property values in this zone.

Because lot sizes and shapes vary, the larger parcels tend to have the most frontage area and the smaller parcels the least. Accordingly, the most equitable method of assessment is to spread the operation, maintenance and administrative costs for this street improvement component by the size (acreage) of each parcel.

The street component cost per acre is found by dividing the total assessment cost for the street component of the zone by the total acreage within the zone. The street component cost for each parcel is found by multiplying the street component cost per acre by the acreage of each parcel.

Parcel Street Component

The Parcel Street Component is used to apportion costs for improvements and services such as street landscaping, and street lighting within the public rights-of-way when the benefit to each parcel within each Zone is basically equal.

For street landscaping and structures, each parcel within each improvement area receives a special benefit from the pleasing aesthetics of the landscaping, increased air quality from additional plant life and increased property value. Lighting and related structures improve the safety for vehicular traffic and traffic at night. Because the subdivisions have met the Town's lighting requirements, the lighting within each of the subdivisions are spaced per adopted Town standards. These improvements also make this area more desirable for future businesses or residents, directly benefiting the property values in each area.

Because lot sizes tend to be relatively uniform by development, the benefits of street lighting and landscaping are conferred to parcels based upon their parcel unit as defined below.

Parcel Street Component – Use Units by Parcel Type

Parcel Type	Use Units
Vacant and undevelopable parcel	0 unit
Developed or developable parcel	1 unit

Vacant and undevelopable parcels, such land used exclusively for greenbelt, creeks, parking areas, landscape strips, or upon the common area of any planned unit development shall not be assessed for street lights and landscaping.

Once the total number of use units has been determined, this number shall be divided into the Parcel Street Component budget, resulting in a Parcel Street Component cost per parcel unit per year.

PART E
FY 2023-24 PROPERTY OWNERS LIST

The names and addresses of each of the property owners as shown on the County of Sonoma Assessor's Tax Assessment Roll have been keyed to the special assessment number (the assessor parcel number) as shown in Part C of this Engineer’s Report.

PART F
FY 2023-24 ASSESSMENT DIAGRAM

The attached page provides the reference to the appropriate Assessor Books at the County for the respective subdivisions. The Assessment Diagram (map) for each Zone of the Assessment District is following. Please note that the lines and dimensions of each parcel within their subdivisions, as well as the distinctive assessment number, are shown on the Assessor's Maps for the Town of Windsor available at the County of Sonoma Assessor's Office.

Zone 101 - Shiloh Oaks

All the land lying within Parcel Map 05-24 (Shiloh Oaks), filed in the Recorder's Office of the County of Sonoma in Book 716, Pages 1-5 and amended by Shiloh Oaks Amended Map recorded in Book 739 of Maps, Pages 40-44.

Zone 102 - Miscellaneous Supplemental Parks

All the land lying within Parcel Map 07-22 (Shook & Waller), filed in the Recorder's Office of the County of Sonoma in Book 729, Pages 1-4.

All the land lying within the Tractor Supply Company area filed in the Recorder's Office of the County of Sonoma, and known as APN 164-550-010.

All the land lying within the Head Start area filed in the Recorder's Office of the County of Sonoma, and known as APN 161-040-053.

All the land lying within the Marcassin Winery area filed in the Recorder's Office of the County of Sonoma, and known as APN 164-550-013 and APN 164-550-014.

All the land lying within the 705 Shiloh Road development area and known in the Assessor's Office of the County of Sonoma as APN 163-130-013.

All the land lying within the 1200 American Way (subsequently known as Grand Cru) development area and known in the Town as MNS 14-06, and in the Assessor's Office of the County of Sonoma as APN 164-550-015.

All the land lying within the Storage Pro of Windsor area filed in the Recorder's Office of the County of Sonoma and known as APN 059-271-110.

All the land lying within the Trione Circle area filed in the Recorder's Office of the County of Sonoma and known as APN 164-410-061.

All the land lying within the Encore Events area filed in the Recorder's Office of the County of Sonoma and known as APN 164-550-018.

All the land lying within the Balanced Behavior Board & Train development area and known in the Assessor's Office of the County of Sonoma as APN 164-140-034.

All the land lying within the Carol Shelton Winery area and known in the Assessor's Office of the County of Sonoma as APN 164-140-039.

All lands within 1145 Kitty Hawk Blvd development area, Town File No. B19-0085 and known in the Assessor's Office of the County of Sonoma as APN 164-340-016.

Zone 103 - Windsor Redwoods

All the land lying within the Windsor Redwoods development area, Town of Windsor File No. UP 06-16, and known in the Assessor's Office of the County of Sonoma, as APN 163-171-041.

Zone 104 - Manzanita Subdivision

All the land lying within the Manzanita Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 744, Pages 40-43.

Zone 105 - G&C Auto Body

All the land lying within the Town of Windsor File No. UP 06-57, and known in the Assessor's Office of the County of Sonoma, as APN 086-220-033.

Zone 106 – (Dissolved)

None

Zone 107 – Berry Lane (East)

All the land lying within Parcel Map 13-11 (9828 Berry Lane), filed in the Recorder's Office of the County of Sonoma in Book 763, Pages 38 and 39.

All the land lying within Parcel Map 13-12 (9810 Berry Lane), filed in the Recorder's Office of the County of Sonoma in Book 763, Pages 40 and 41.

Zone 108 – Bell Village Commercial

The land lying within the commercial portion of the Bell Village Commercial Center Phase 1 development also known as the Town of Windsor file number MJS 09-17, and filed in the Recorder's office of the County of Sonoma in Book 778 of Maps, Pages 01-10.

Zone 109 – Vintage Oaks on the Town Green

The land lying within the residential portion of the Bell Village Commercial Center Phase 1 development also known as the Town of Windsor file number MJS 09-17, and filed in the Recorder's office of the County of Sonoma in Book 778 of Maps, Pages 01-10

Zone 110 – Holiday Inn

All the land lying within the Hiliday Inn development, Town of Windsor File No. DRC/VAR 07-42, and known in the Assessor's Office of the County of Sonoma, as APN 164-030-061.

Zone 111 – Russian River Brewing Company

That portion of land lying within the Evans/Drew Industrial Subdivision Phase 1 development, Town of Windsor file number Map MJS 00-21B and known in the Assessor's Office of the County of Sonoma, as APN 164-140-041. This development stopped and was restarted as the Russian River Brewing Company development, Town of Windsor File Number 16-10.

Zone 112 – Esposti Park Place

All the land lying within the Esposti Park Place development, Town of Windsor File Number GPA/ZC/UP/DRR 12-28, and known in the Assessor's Office of the County of Sonoma, as APN 163-171-042.

Zone 113 – Victoria Oaks

All the land lying within the Town of Windsor File Number GPA/ZC/MJS/UP 05-28, and known in the Assessor's Office of the County of Sonoma, as APNs 163-130-030, 163-130-031 and 163-130-032.

Zone 114 – Overlook Subdivision

All the land lying within the Town of Windsor File Number UP/MJS 98-42 and known in the Assessor's Office of the County of Sonoma, as APN 164-140-001.

Zone 115 – Los Amigos Subdivision

All the land lying within the Town of Windsor File Number MJS 14-20 and known in the Assessor's Office of the County of Sonoma, as APN 161-050-068.

Zone 116 – Windsor Veterans Village

All the land lying within the Windsor Veterans Village area, Town File No. UP/DRR 17-18 and known in the Assessor's Office of the County of Sonoma, as APN 066-060-068 and APN 066-060-004.

Zone 117 – 330 Arata Lane

All the land lying within the 330 Arata Lane area, Town File No. MJS/UP 15-30 and known in the Assessor's Office of the County of Sonoma, as APN 161-500-030.

Zone 118 – Shiloh Apartments

All the land lying within the Town of Windsor File Number DR/UP 21-13 and known in the Assessor's Office of the County of Sonoma, as APN 164-350-001.

Zone 119 – Shiloh Terrace

All the land lying within the Town of Windsor File Number DRR 21-10 and known in the Assessor's Office of the County of Sonoma, as APNs 163-171-031, 163-171-032, and 163-171-037.

Zone 120 – Redwood Views

All the land lying within the Town of Windsor File Number DRR 20-15 and known in the Assessor's Office of the County of Sonoma, as APNs 164-050-044 and 164-050-046.

Zone 121 – 19th Hole Drive

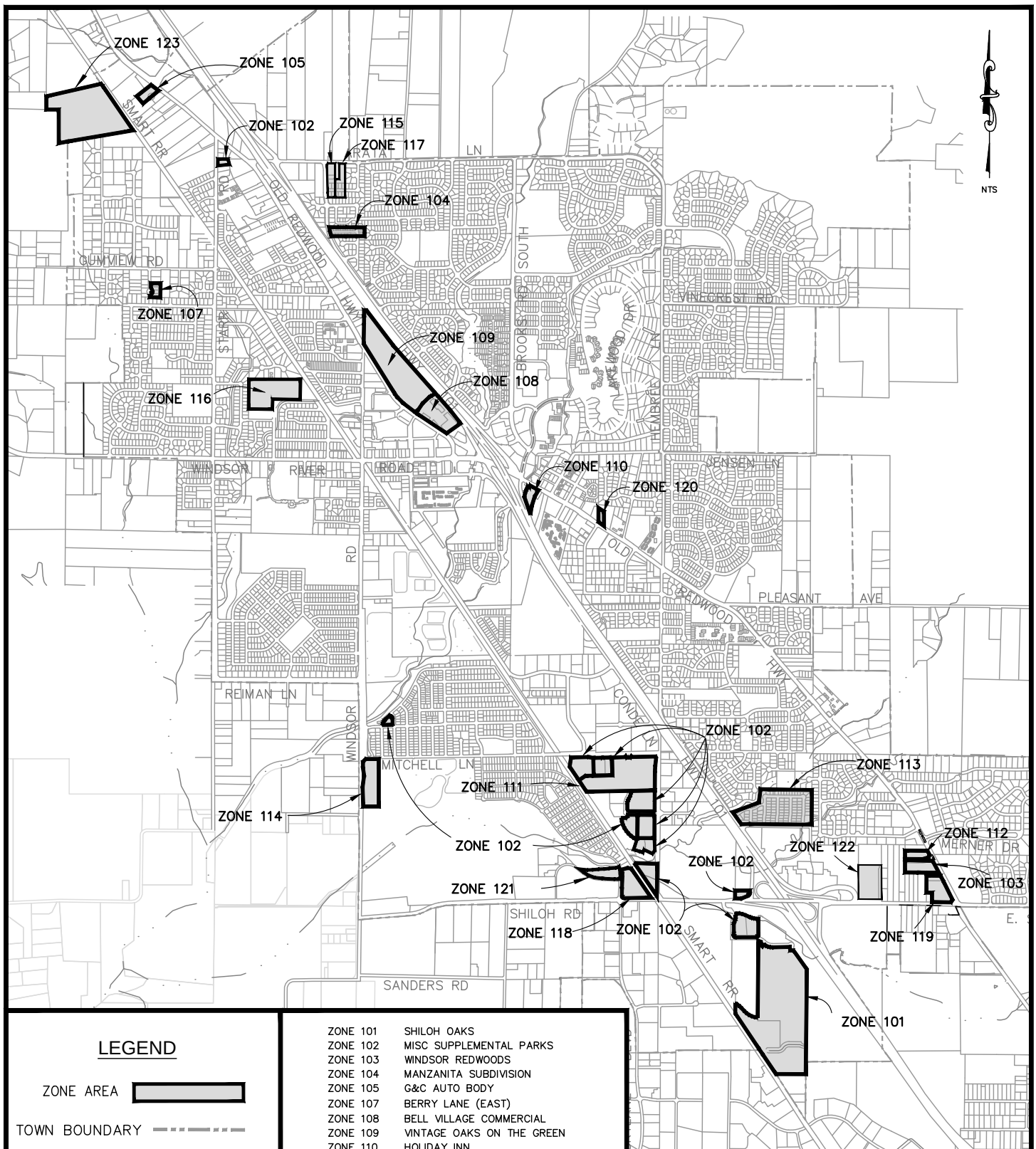
All the land lying within the Town of Windsor File Number MJS/UP/DR 19-14 and known in the Assessor's Office of the County of Sonoma, as APN 164-350-008.

Zone 122 – Shiloh Crossing

All the land lying within the Town of Windsor File Number DR 21-17 and known in the Assessor's Office of the County of Sonoma, as APN 163-171-039.

Zone 123 – Draper Estates

All the land lying within the Town of Windsor File Number MJS 15-32 and known in the Assessor's Office of the County of Sonoma, as APN 086-220-022.



LEGEND

ZONE AREA

TOWN BOUNDARY

NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

ZONE 101	SHILOH OAKS
ZONE 102	MISC SUPPLEMENTAL PARKS
ZONE 103	WINDSOR REDWOODS
ZONE 104	MANZANITA SUBDIVISION
ZONE 105	G&C AUTO BODY
ZONE 107	BERRY LANE (EAST)
ZONE 108	BELL VILLAGE COMMERCIAL
ZONE 109	VINTAGE OAKS ON THE GREEN
ZONE 110	HOLIDAY INN
ZONE 111	RUSSIAN RIVER BREWING CO.
ZONE 112	ESPOSTI PARK PLACE
ZONE 113	VICTORIA OAKS
ZONE 114	OVERLOOK SUBDIVISION
ZONE 115	LOS AMIGOS SUBDIVISION
ZONE 116	WINDSOR VETERANS VILLAGE
ZONE 117	330 ARATA LANE SUBDIVISION
ZONE 118	SHILOH APARTMENTS
ZONE 119	SHILOH TERRACE
ZONE 120	REDWOOD VIEWS
ZONE 121	19TH HOLE DRIVE
ZONE 122	SHILOH CROSSING *
ZONE 123	DRAPER ESTATES *

* TO BE ANNEXED INTO THE DISTRICT THIS YEAR

Prepared by:

COASTLAND | DCCM
COASTLAND | DCCM
1400 Neotomas Avenue Santa Rosa, CA 95405
707.571.8005 | coastlandcivil.com

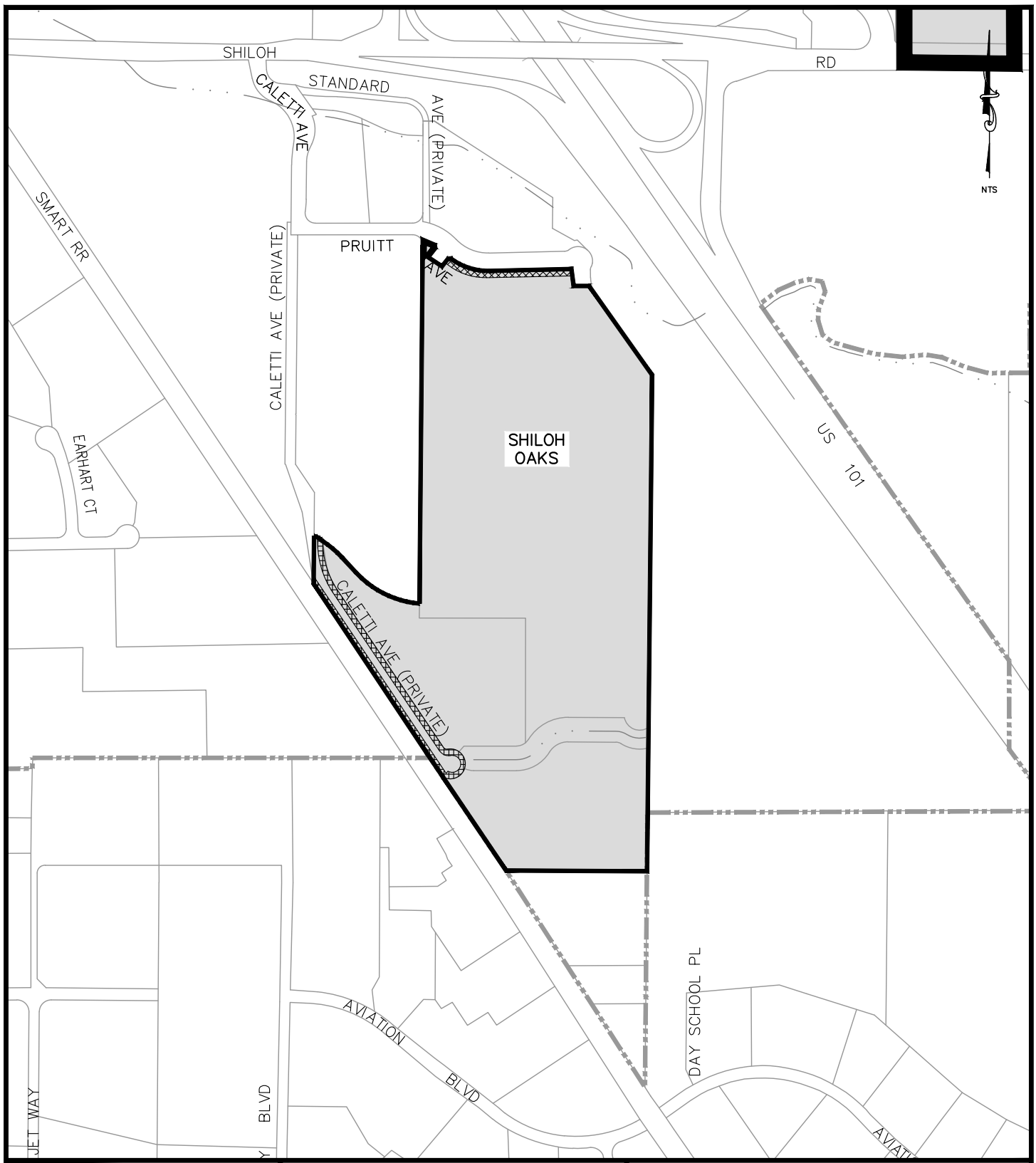
TOWN OF WINDSOR

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2

ASSESSMENT DIAGRAM

2023–2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Town-All Plot Date: Apr 18, 2023 at 11:03



NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

Prepared by:
COASTLAND | DCCM

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1400 Neotomas Avenue Santa Rosa, CA 95405
707.571.8005 | coastlandcivil.com

LEGEND

- ZONE AREA
- TOWN BOUNDARY
- LANDSCAPE & STREETLIGHT MAINTENANCE AREA

TOWN OF WINDSOR

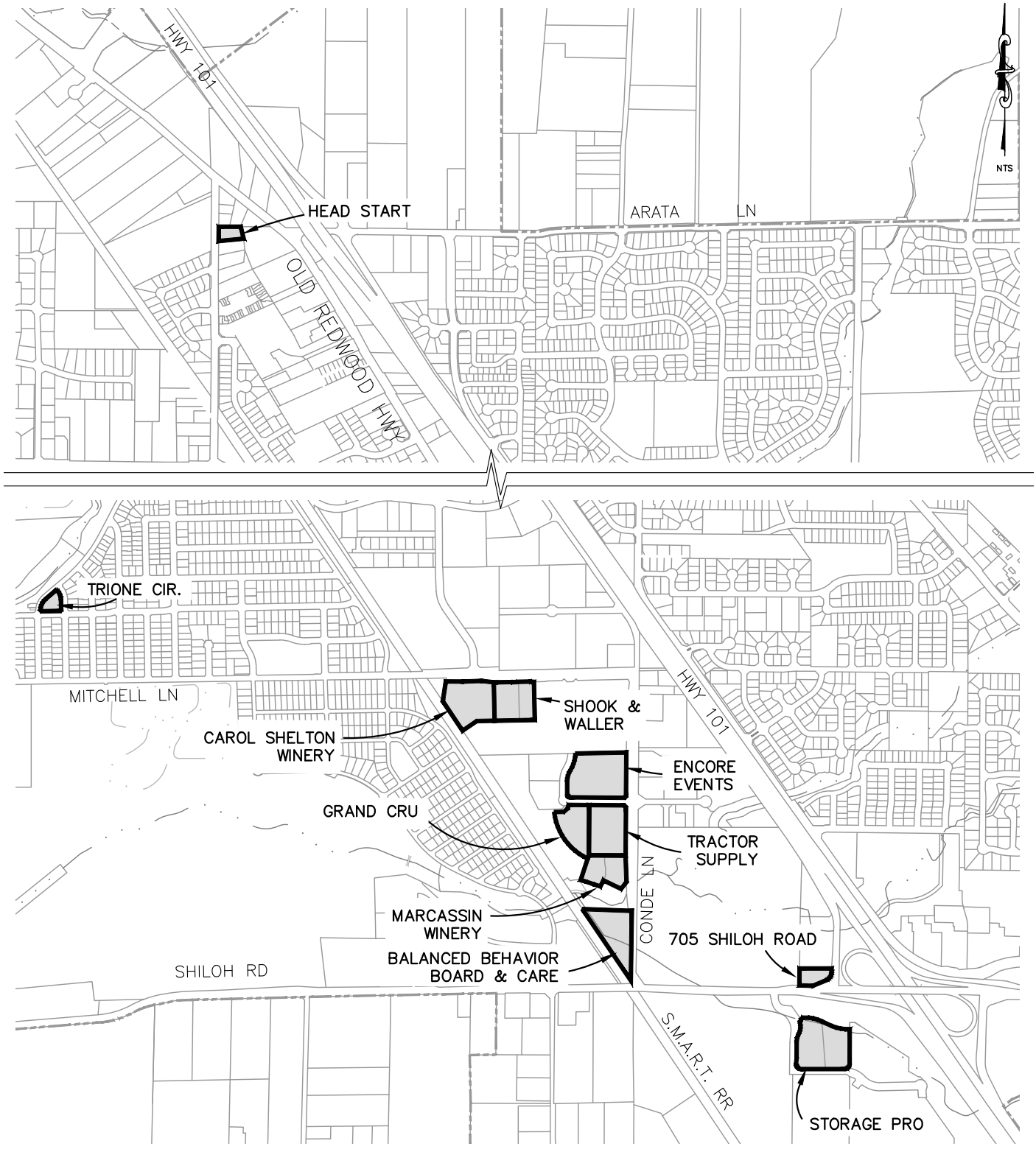
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

ZONE 101

LANDSCAPE & STREET LIGHT MAINTENANCE

2023–2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Zone 101 Plot Date: Apr 17, 2023 at 10:54



NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

Prepared by:

COASTLAND | DCCM
1400 Neotomas Avenue Santa Rosa, CA 95405
707.571.8005 | coastlandcivil.com

LEGEND

ZONE AREA

TOWN BOUNDARY

* TO BE ANNEXED INTO THE DISTRICT THIS YEAR.

TOWN OF WINDSOR

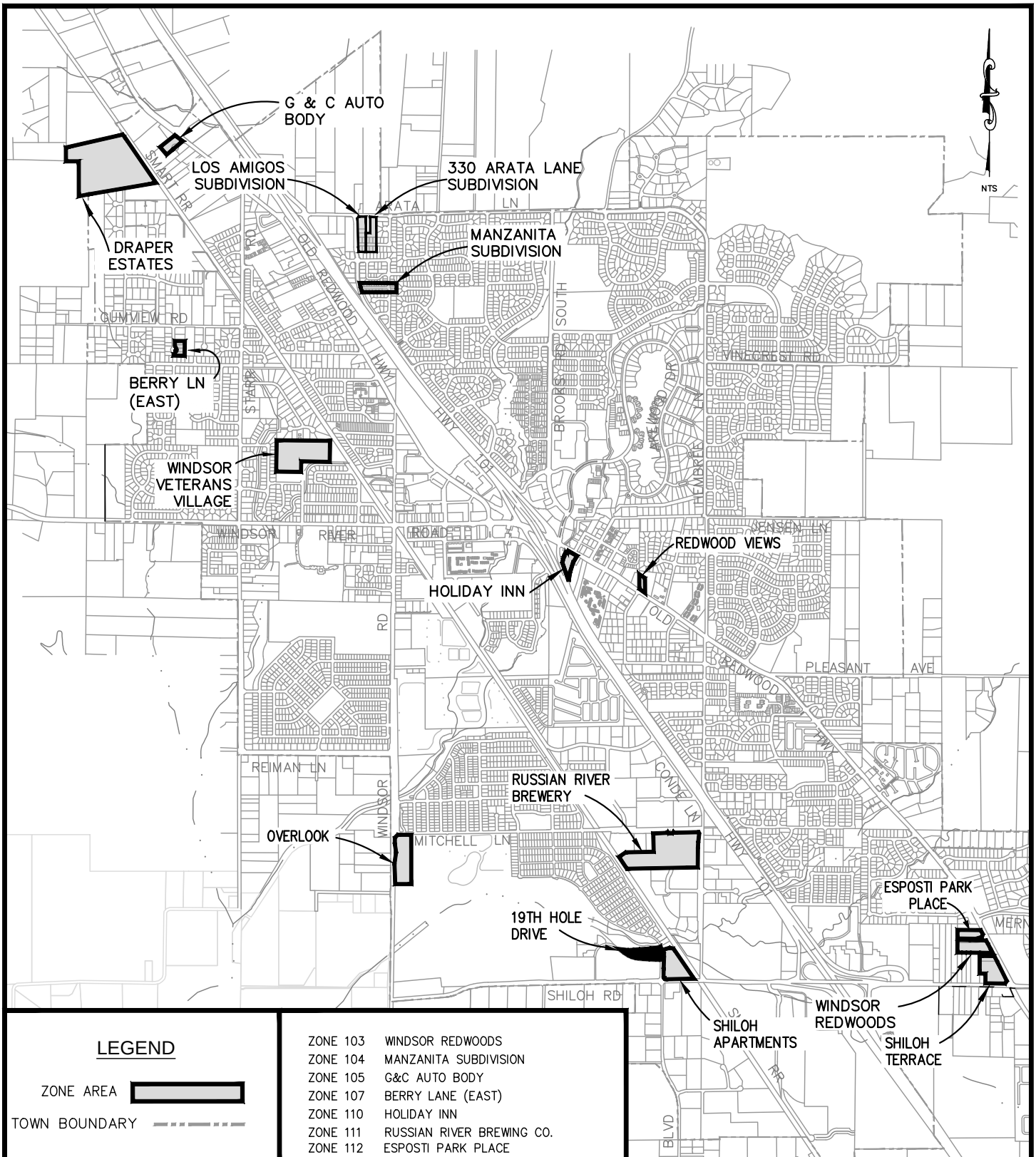
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

ZONE 102

MISC. SUPPLEMENTAL PARKS

2023–2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Zone 102 Plot Date: Apr 17, 2023 at 10:54



LEGEND

ZONE AREA

TOWN BOUNDARY

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ZONE 103	WINDSOR REDWOODS
ZONE 104	MANZANITA SUBDIVISION
ZONE 105	G&C AUTO BODY
ZONE 107	BERRY LANE (EAST)
ZONE 110	HOLIDAY INN
ZONE 111	RUSSIAN RIVER BREWING CO.
ZONE 112	ESPOSTI PARK PLACE
ZONE 114	OVERLOOK SUBDIVISION
ZONE 115	LOS AMIGOS SUBDIVISION
ZONE 116	WINDSOR VETERANS VILLAGE
ZONE 117	330 ARATA LANE SUBDIVISION
ZONE 118	SHILOH APARTMENTS
ZONE 119	SHILOH TERRACE
ZONE 120	REDWOOD VIEWS
ZONE 121	19TH HOLE DRIVE
ZONE 123	DRAPER ESTATES *

* TO BE ANNEXED INTO THE DISTRICT THIS YEAR

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TOWN OF WINDSOR

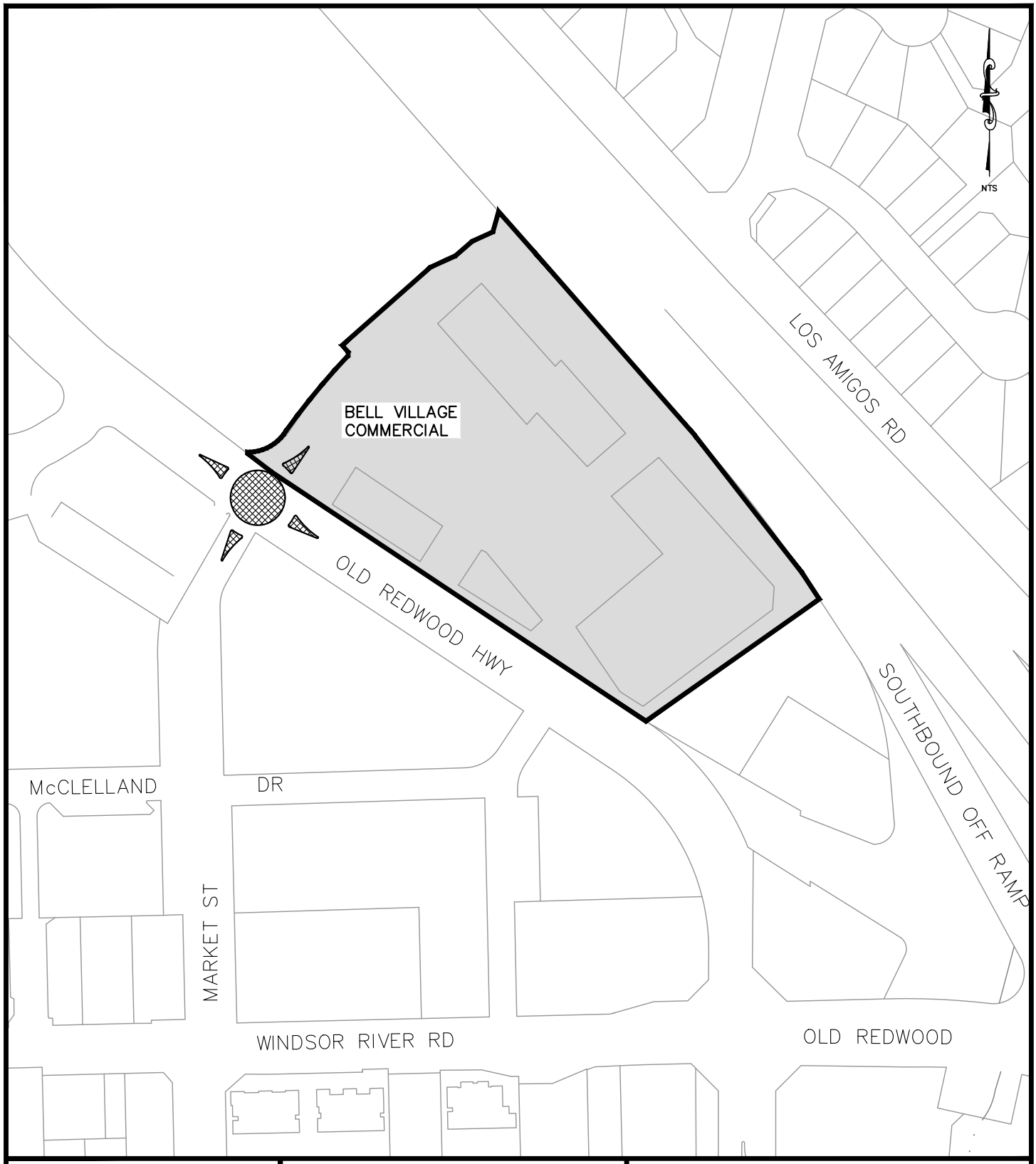
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

ZONES 103–105, 107, 110–112, 114–121

STREET LIGHT MAINTENANCE

2023–2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Just St Lights Plot Date: Apr 17, 2023 at 10:56



NOTE:
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LEGEND

ZONE AREA

LANDSCAPE & STREETLIGHT MAINTENANCE AREA

TOWN OF WINDSOR

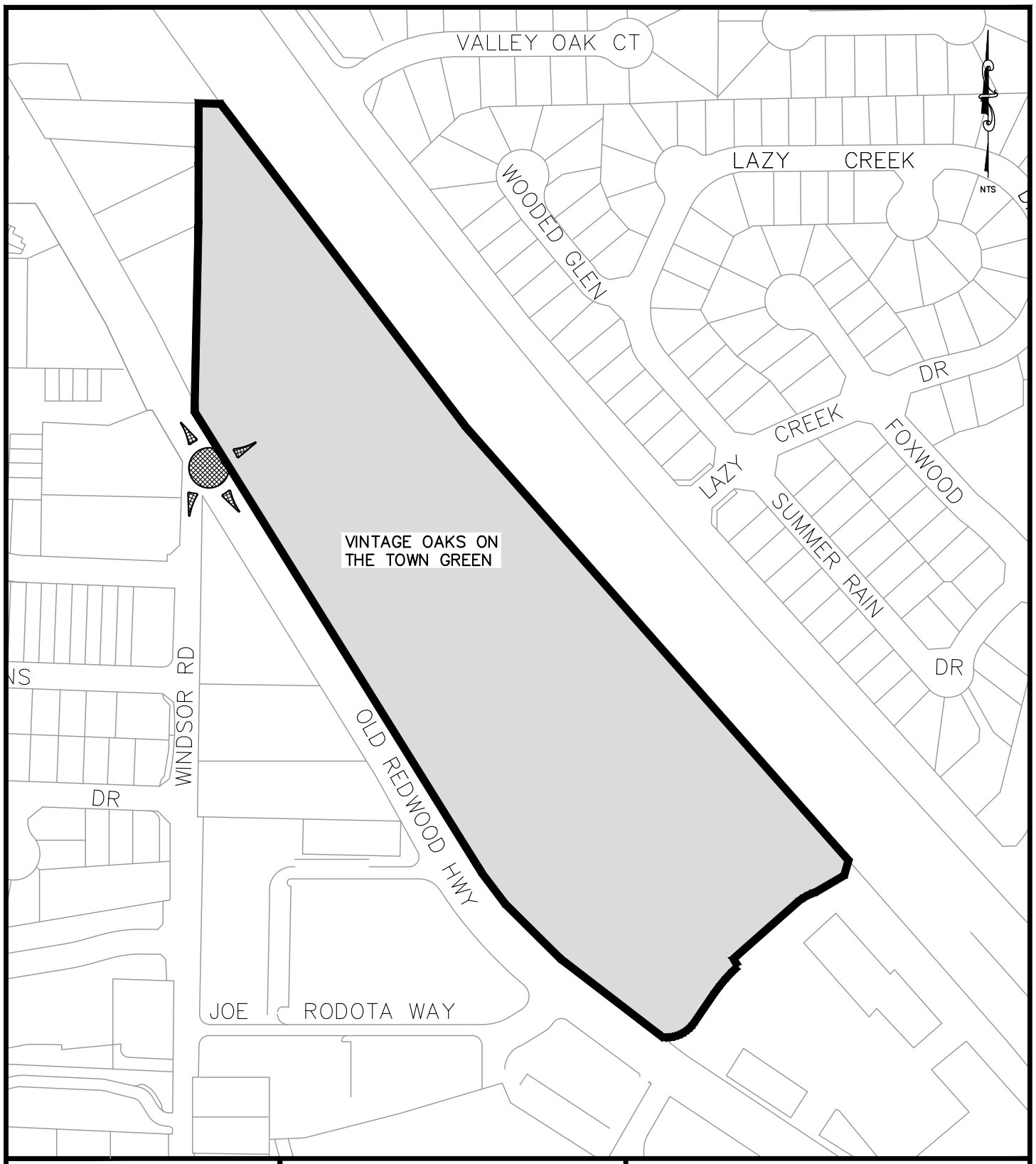
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

ZONE 108

LANDSCAPE & STREETLIGHT MAINTENANCE

2023-2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Zone 108 Plot Date: Apr 17, 2023 at 10:56



NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

LEGEND

ZONE AREA

LANDSCAPE & STREETLIGHT MAINTENANCE AREA

TOWN OF WINDSOR

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

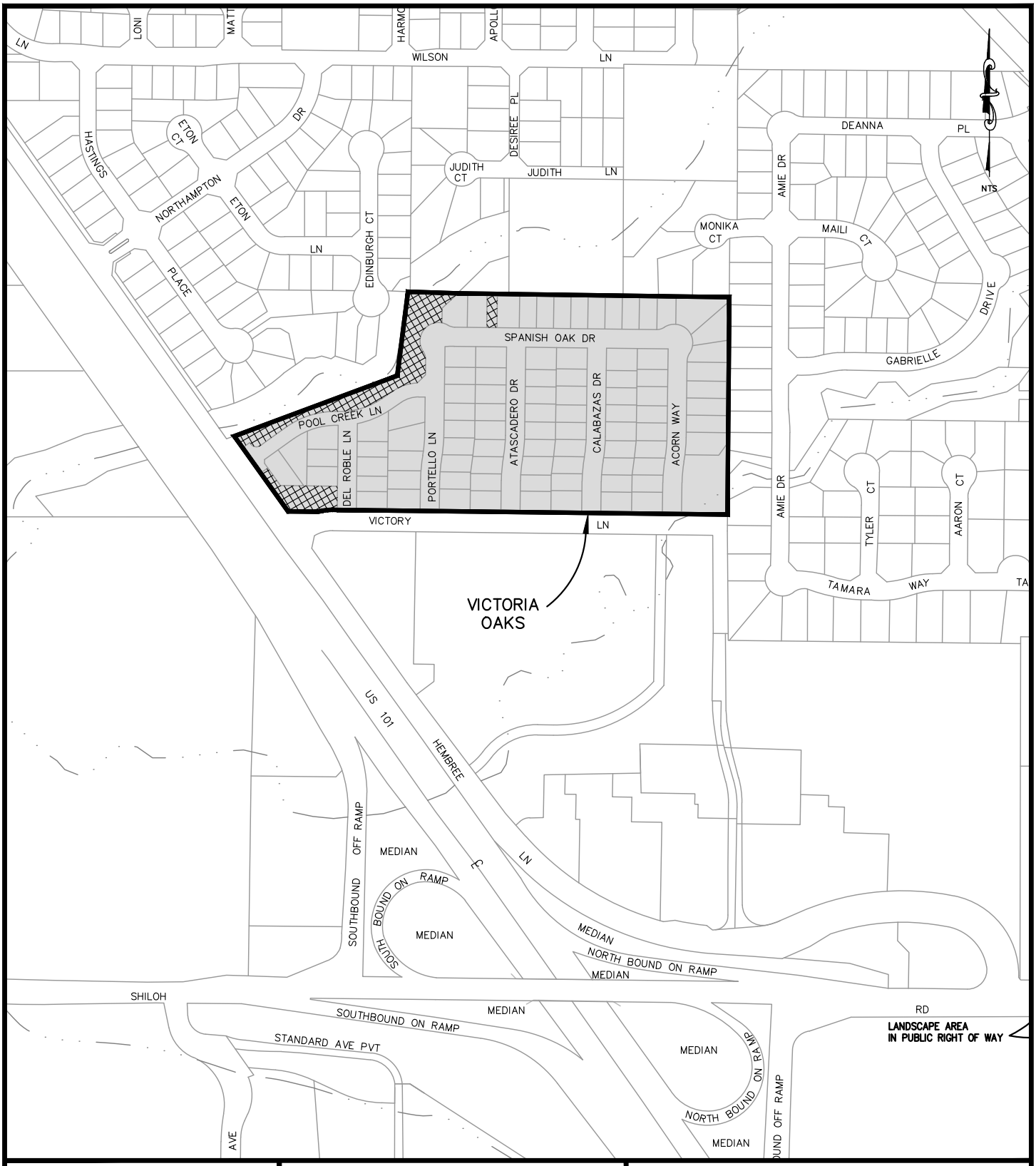
ZONE 109

LANDSCAPE & STREETLIGHT MAINTENANCE

2023-2024 FISCAL YEAR

Prepared by:
COASTLAND | DCCM
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Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Zone 109 Plot Date: Apr 17, 2023 at 10:56



NOTE:
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LEGEND

ZONE & STREETLIGHT MAINTENANCE AREA

LANDSCAPE MAINTENANCE AREA

TOWN OF WINDSOR

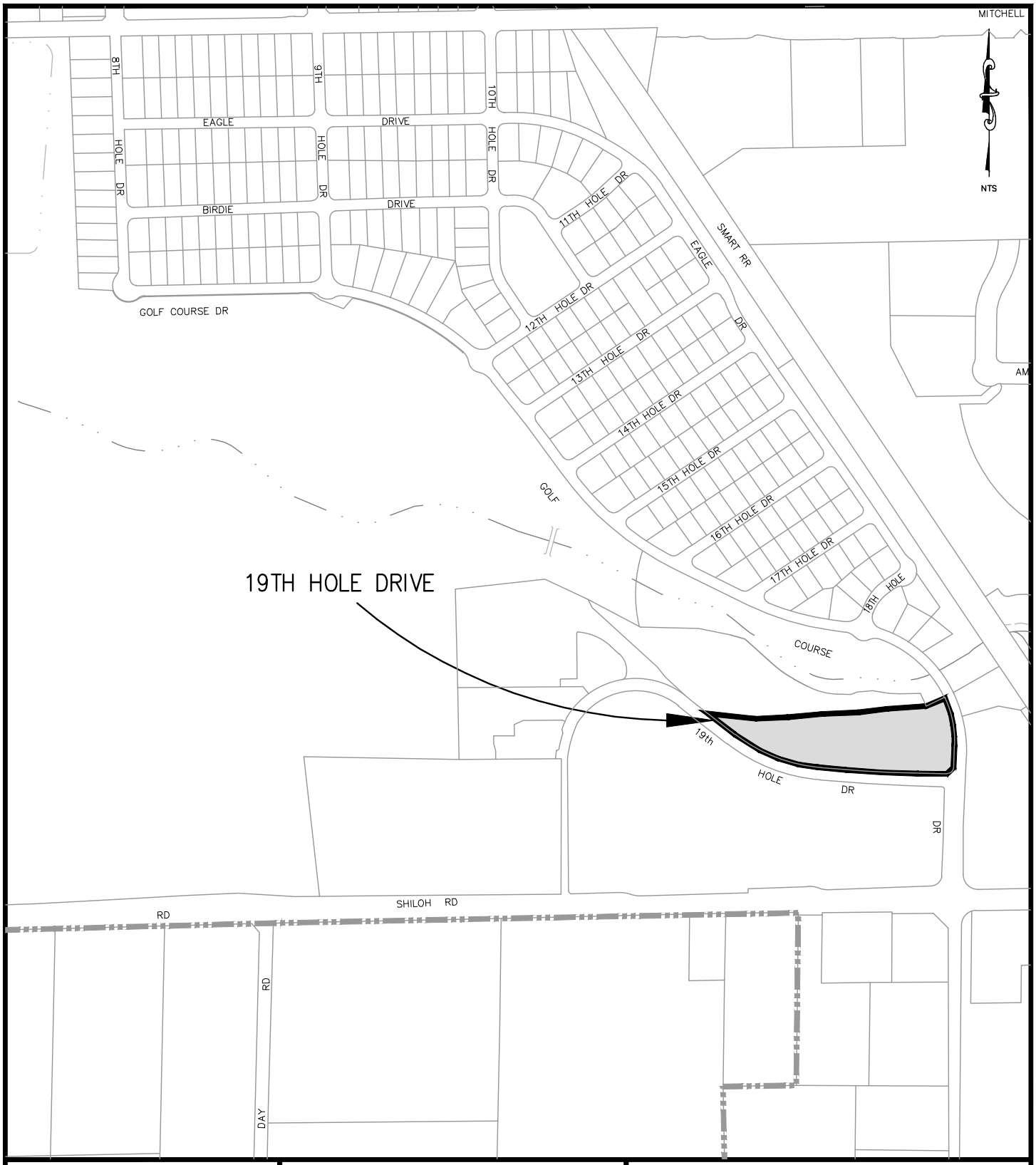
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

ZONE 113

LANDSCAPE & STREETLIGHT MAINTENANCE

2023-2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Zone 113 Plot Date: Apr 18, 2023 at 11:07



NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

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LEGEND

ZONE & STREETLIGHT MAINTENANCE AREA

TOWN BOUNDARY

TOWN OF WINDSOR

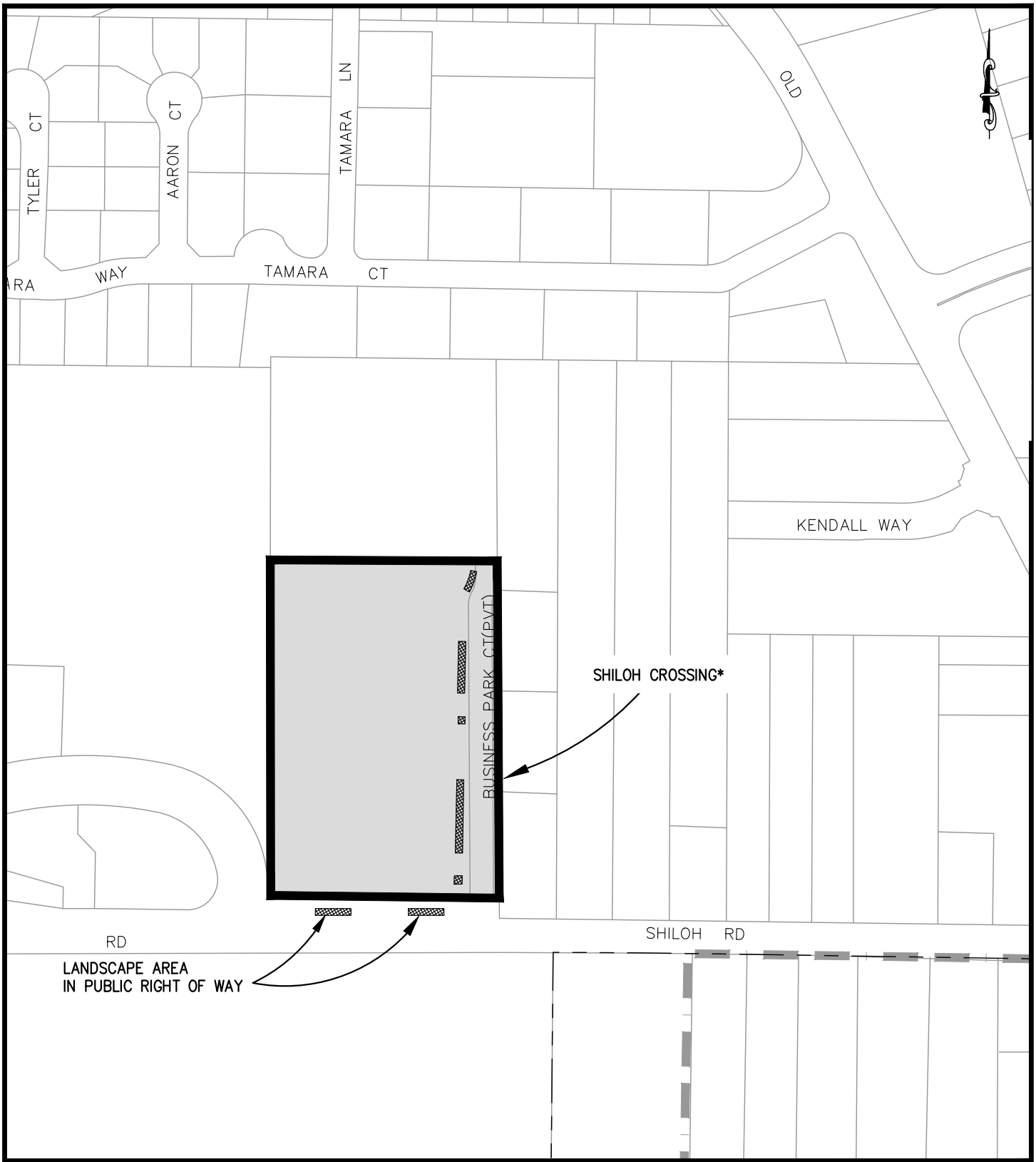
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

ZONE 119

STREETLIGHT MAINTENANCE

2023-2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Zone 119 Plot Date: Apr 18, 2023 at 11:05



NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

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LEGEND

- ZONE & STREETLIGHT MAINTENANCE AREA
- LANDSCAPE AREA –STREET TREES (BIOSWALES NOT INCLUDED
- TOWN BOUNDARY

* TO BE ANNEXED INTO THE DISTRICT THIS YEAR

TOWN OF WINDSOR

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 ASSESSMENT DIAGRAM

ZONE 122

LANDSCAPE & STREETLIGHT MAINTENANCE

2023–2024 FISCAL YEAR

Images: Xrefs: win-base.dwg
Path: F:\BMAP-STD\Windsor\LLAD-2\1972-Act-zones.dwg Layout Name: Zone 122 Plot Date: Apr 18, 2023 at 11:17

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT (LLAD-1)
FY 2023-24 Budget
Zone 1 - Parks

	Account Prefix: 150-00-91		2022-23 Budget	2023-24 Budget
Maintenance & Operations: Structure and Improvement				
	4335-301	Maintenance - Structure and Improvements	**$52,000.00**	**$74,000.00**
Maintenance & Operations: Grounds				
	4250-301	Meetings/Conferences/Travel	$2,290.00	$4,500.00
	4315-301	Gas/Oil/Diesel	$5,200.00	$15,000.00
	4325-301	Vehicle Maintenance	$7,150.00	$7,600.00
	4330-301	Equipment Maintenance	$3,100.00	$3,600.00
	4350-301	Landscape Maintenance Contract	$0.00	$0.00
	4370-301	Materials and Supplies	$67,600.00	$98,600.00
	4435-301	Operational Expense	$40,500.00	$47,500.00
	4452-301	Contract Services	$146,100.00	$203,300.00
	4486-301	Communications	$1,500.00	$4,700.00
		Subtotal Grounds	**$273,440.00**	**$384,800.00**
		TOTAL MAINTENANCE & OPERATIONS	**$325,440.00**	**$458,800.00**
Professional and Special Services				
	4158-301	Unemployment Insurance	$0.00	$1,000.00
	4280-301	Legal	$1,000.00	$1,500.00
*	4425-301	Computer Expense (Ipads)	$0.00	$3,000.00
	4450-301	Professional Services	$0.00	$0.00
	4452-301	Assessment Engineering Services	$9,266.76	$11,849.47
		TOTAL PROFESSIONAL AND SPECIAL SERVICES	**$10,266.76**	**$17,349.47**
Utilities				
	4487-301	Utilities	**$280,000.00**	**$290,000.00**
Personnel				
	4110-000	Regular Positions Pay	$439,880.00	$454,176.10
	4120-000	Extra-help	$50,950.00	$62,125.00
	4130-000	Overtime Pay	$5,000.00	$5,000.00
*	4136-000	Educational Incentive	$0.00	$1,500.00
*	4136-000	Standby Pay	$0.00	$6,000.00
	4150-000	Fringe Benefits	$197,251.00	$205,141.04
		TOTAL PERSONNEL	**$693,081.00**	**$733,942.14**
Capital Outlay				
	4540-000	Equipment Acquisition	$0.00	$0.00
	4570-000	Vehicle Acquisition	$0.00	$0.00
	4580-000	Structures & Improvements	$0.00	$0.00
		TOTAL CAPITAL OUTLAY	**$0.00**	**$0.00**
		SUBTOTAL EXPENSES	**$1,308,787.76**	**$1,500,091.61**
		Contingency	$19,830.90	$22,898.64
		TOTAL EXPENSES	**$1,328,618.66**	**$1,522,990.25**
		Estimated Contribution from Interest	$0.00	$0.00
		Contribution from Reserves	$0.00	$0.00
		Contribution from General Fund	$831,377.66	$1,025,938.75
		TOTAL COSTS	**$497,241.00**	**$497,051.50**
		TOTAL REVENUE	**$497,241.00**	**$497,051.50**

APPENDIX 1

EXISTING WINDOR LANDSCAPING AND LIGHTING SPECIAL ASSESSMENT DISTRICT BUDGET FOR ZONE 1

The Zone 1 (Parks) Budget for FY 2023-24 showing the line item budget, total ESD's and the full cost per ESD to operate and maintain all areas within Zone 1 (Parks) of the existing Windsor Landscaping and Lighting Special Assessment District.

TOWN OF WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT (LLAD-1)
FY 2023-24 Budget
Zone 1 - Parks

	2022-23 Budget	2023-24 Budget
Estimated Number of Equivalent Single Family Dwelling (ESD) Units in Zone 1	9,944.82	9,941.03
Estimated Assessment for Zone 1 per ESD	**$50.00**	**$50.00**
Estimated Full Assessment for Zone 1 per ESD (for use in LLAD-2 = Total Park Expenses/Estimated Number of ESDs)	**$133.60**	**$153.20**

Zone 1 Maintenance Areas

Community Parks Landscape Service Areas

- Esposti Park
- Hiram E. Lewis Park
- Keiser Park
- Pat Elsbree Skate Park
- Wilson Ranch Soccer Park

Neighborhood Parks Landscape Service Areas

- Acorn Park
- Brooks Creek Linear Trail
- Faught Creek Park and Path
- Lakewood Meadows Park
- Los Robles Park
- Michael A. Hall Park
- Old Vineyard Park
- Pleasant Oak Park
- Pueblo Viejo Park
- Quail Run Park
- R.T. Mitchell Park
- Robbins Park
- Starr Creek Park and Trail
- Sutton Park
- Vintage Oaks

Grounds Maintenance Areas

- Civic Center Complex
- Intermodal Station
- Town Green
- Windsor Community Center
- Windsor Offramp/HWY 101 Interchange
- Windsor Boys and Girls Club Parking Lot