

## Kings Beach Benefit Assessment District (District) – Budget Description

The Fiscal Year 2014/15 maximum budget, from July 1, 2014 through June 30, 2015 for the District is as follows:

Description	FY 2014/15 Maximum Assessment Budget
<b>Direct Maintenance Costs</b>	
Snow Management	\$104,638.25
Snow Hauling	3,600.00
Snow Storage	20,000.00
Trash Removal	3,478.80
Sidewalk Cleaning	10,800.00
Landscape Maintenance and Supplies	17,500.00
Repairs and Contingencies	6,400.68
Capital Improvement Replacement Fund	8,000.85
<b>Subtotal Direct Maintenance Costs</b>	<b>\$174,418.58</b>
<b>Administration Costs</b>	
Administrative Fees	\$8,720.93
Rounding Adjustment	0.00
<b>Subtotal Administration Costs</b>	<b>\$8,720.93</b>
<b>Subtotal of Direct Maintenance and Administrative Costs</b>	<b>\$183,139.51</b>
Operating Reserve Fund Contribution	\$18,313.95
<b>Total Budget Costs</b>	<b>\$201,453.46</b>
Estimated General Benefit Contribution	(\$18,309.59)
Additional Placer County / NTPUD Contribution	(16,690.41)
<b>Total Budget Amount to be Assessed</b>	<b>\$166,453.46</b>

Snow Management: Includes the removal of snow from the majority of District sidewalks with the remainder being used for snow storage. The annual snow management budget based upon approximately 65% of 110,324 square feet of sidewalk removed an estimated 25 times per year. Snow management also includes the removal of snow from six public parking lots within the District.

Snow Hauling: Includes the loading and hauling of accumulated snow within the District. An estimated 40 hours has been budgeted for annual snow hauling activities.

Snow Storage: Includes the cost necessary to store the snow hauled from the District sidewalk areas.

Trash Removal: Includes the ongoing emptying and removal of the District's 15 trash receptacles positioned throughout the District boundaries.

Sidewalk Cleaning: Includes two power washing treatments of the sidewalk improvements during the spring and summer months.

Landscape Maintenance and Supplies: Includes the required landscaping maintenance costs necessary for a contractor or County staff member to maintain landscaped areas and irrigation.

Repairs and Contingencies: includes scheduled repairs as well as repairs that are generally unforeseen and not normally included in the yearly maintenance costs. This may include repair, replacement or renovation of damaged improvements due to snow management activities, vandalism, storms, etc.

Capital Improvement Replacement Fund: Includes the cost to replace and/or renovate larger, more expensive improvements within the District. These items may include sidewalk pavers, trash receptacles, benches, and equipment used to maintain the improvements within the District. These items have finite life expectancies and will need to be replaced at some point in the future. On an annual basis, any non-expended assessment monies, in excess of the six month operation reserve collection, will be transferred to this account until such time as there are sufficient monies to pay for these and/or other unforeseen improvement costs. The County will monitor this account and any transfers annually.

Administrative Fees: This item includes the cost to all particular departments and staff of the County, and consultants for providing the administration, coordination and management of District services, operations, and incidental expenses related to the District. This item also includes creation of an annual engineer's report, resolutions and placing the assessment amounts onto the County tax roll each year, along with responding to any public inquiries.

Rounding Adjustment: Includes the amount necessary to bring the assessment amount to an amount that is divisible by two, which is required for County property tax roll submittal.

Operating Reserve Collection: Includes the amount necessary to provide revenue needed to maintain the District during the first six months of each fiscal year while collecting assessments through property tax rolls. The operating reserve will continue to be funded over a period of time, until the balance equals a six month operating reserve.

Estimated General Benefit Contribution: Includes the budget amount that is attributable to general benefit. Section 4 of Article XIII D of the California Constitution requires the separation of general and special benefits; and that only the special benefits can be assessed to property owners. General benefit is the overall and similar benefit to the public at large resulting from the improvements to be provided by the assessments levied.

Additional Placer County / NTPUD Contribution: Includes the District contribution from Placer County and North Tahoe Public Utility District that is in addition to the general benefit contribution already provided.