



CITY OF EXETER

*Landscape and Lighting Maintenance Assessment Districts
Analysis for Consolidation of Districts
February 11, 2025*

Presentation Outline

- 10 LLMAD's that can be consolidated into 3 LLMAD's
 - Current Assessments
 - 2025 Projected Costs
 - Proposed Costs based upon Levels of Service
 - Proposed Assessments – With Consolidation
 - Discussion regarding Surplus/Deficit
- Balloting Process
- Public Hearing

10 Districts Current Situation

District	Parcels	2024-2025 Projected Costs	2024-2025 Annual Assessment	Current Monthly Rates	Projected Balance
Glen View Estates No. 1	27	5,240.84	5,456.16	202.08	31,424.20
Glen View Estates No. 2	19	3,862.88	3,601.26	189.54	49,716.56
Glen View Estates No. 3	32	4,543.43	4,522.88	141.34	7,638.61
Glen View Estates No. 4	12	4,010.50	2,630.64	219.22	520.70
Glen View Estates No. 5	36	5,162.50	5,018.40	139.40	10,601.87
Glen View Estates No. 6	33	5,162.50	5,074.08	153.76	11,134.73
Park Place No. 1	39	5,044.52	6,783.66	173.94	(14,705.81)
Park Place No. 2	66	10,316.54	10,920.36	165.46	(18,753.61)
Country View Estates No. 3	5	3,290.00	993.30	198.66	(15,408.84)
Country View Estates No. 1, Country View No. 2, Awbery Estates	52	8,442.32	8,053.76	154.88	4,506.31

10 Districts Projected 2025 Costs

L&L Assessment District Budget

2024-25 Budget

District	Name	Parcel #	Maintenance						Incidental Costs					<u>Proposed 2024/25 Budget</u>	
			Contractor	Water	Electricity	Irrigation	Tree Trimming/ Sidewalk Repairs	SubTotal	Supervision	Accounting	Engineering	City Admin	County Expense		SubTotal
00-01	Glen View Estates No. 1	27	\$ 3,324.00	\$ 1,142.84	\$ -	\$ 250.00	\$ -	4716.84	75	75	225	75	74	524	5240.84
00-02	Glen View Estates No. 2	19	\$ 3,324.00	\$ 921.88	\$ -	\$ 250.00	\$ -	4495.88	75	75	225	75	69	519	5014.88
01-01	Glen View Estates No. 3	32	\$ 3,324.00	\$ 798.43	\$ -	\$ 250.00	\$ -	4372.43	75	75	225	75	69	519	4891.43
03-01	Glen View Estates No. 4	12	\$ 3,324.00	\$ 1,058.50	\$ -	\$ 250.00	\$ -	4632.50	75	75	225	75	80	530	5162.50
03-02	Glen View Estates No. 5	36	\$ 3,324.00	\$ 1,058.50	\$ -	\$ 250.00	\$ -	4632.50	75	75	225	75	80	530	5162.50
04-01	Glen View Estates No. 6	33	\$ 3,324.00	\$ 1,058.50	\$ -	\$ 250.00	\$ -	4632.50	75	75	225	75	80	530	5162.50
04-02	Orchard Estates	30	\$ 3,276.00	\$ 2,051.98	\$ 220.00	\$ 250.00	\$ -	5797.98	75	75	225	75	80	530	6327.98
04-03	Maple Place	19	\$ 2,460.00	\$ -	\$ -	\$ 250.00	\$ -	2710.00	75	75	225	75	80	530	3240.00
04-04	Park Place No. 1	39	\$ 3,276.00	\$ 518.52	\$ 220.00	\$ 500.00	\$ -	4514.52	75	75	225	75	80	530	5044.52
04-05	Park Place No. 2	66	\$ 5,568.00	\$ 3,498.54	\$ 220.00	\$ 500.00	\$ -	9786.54	75	75	225	75	80	530	10316.54
05-02	Country View Estates No. 3	5	\$ 2,460.00	\$ -	\$ 100.00	\$ 250.00	\$ -	2810.00	75	75	175	75	80	480	3290.00
91-01a	Country View Estates No. 1, Country View No. 2, Awbrey Estates	52	\$ 6,144.00	\$ 1,396.32	\$ 100.00	\$ 250.00	\$ -	7890.32	75	75	225	75	102	552	8442.32

Annual Costs based upon Level of Service

2024-25 Budget - combined

	Maintenance					SubTotal	Incidental Costs					SubTotal	TOTAL
	Contractor	Water	Electricity	Irrigation	Tree Trimming/ Sidewalk Repairs		Supervision	Accounting	Engineering	City Admin	County Expense		
<u>Park Place 1 & 2</u>													
<u>LOS A</u>	\$ 17,712.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 24,452.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>24982.52</u>
<u>LOS B</u>	\$ 13,452.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 20,192.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>20722.52</u>
<u>LOS C</u>	\$ 12,024.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 18,764.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>19294.52</u>
<u>LOS D</u>	\$ 8,844.00	\$ 5,550.52	\$ 440.00	\$ 750.00	\$ -	\$ 15,584.52	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>16114.52</u>
<u>Country View Estates 1, 2, 3, and Awbrey</u>													
<u>LOS A</u>	\$ 17,220.00	\$ 2,792.64	\$ 300.00	\$ 750.00	\$ -	\$ 21,062.64	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>21592.64</u>
<u>LOS B</u>	\$ 13,068.00	\$ 1,396.32	\$ 200.00	\$ 500.00	\$ -	\$ 15,164.32	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>15694.32</u>
<u>LOS C</u>	\$ 11,676.00	\$ 1,396.32	\$ 100.00	\$ 250.00	\$ -	\$ 13,422.32	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>13952.32</u>
<u>LOS D</u>	\$ 8,604.00	\$ 1,396.32	\$ 200.00	\$ 500.00	\$ -	\$ 10,700.32	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>11230.32</u>
<u>Glen View Estates 1-6</u>													
<u>LOS A</u>	\$ 26,280.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 33,818.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	34348.65
<u>LOS B</u>	\$ 19,944.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 27,482.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>28012.65</u>
<u>LOS C</u>	\$ 17,856.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 25,394.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>25924.65</u>
<u>LOS D</u>	\$ 13,032.00	\$ 6,038.65	\$ -	\$ 1,500.00	\$ -	\$ 20,570.65	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00	\$ 80.00	\$ 530.00	<u>21100.65</u>

**Proposed
2024/25
Budget**

Current Rates vs. Proposed Rates based upon Levels of Service

	Annual Costs	Reserve	Annual Assessment Needed per lot (including reserve)
Park Place 1 & 2			
LOS A	\$ 24,982.52	\$ 6,245.63	\$ 297.41
LOS B	\$ 20,722.52	\$ 5,180.63	\$ 246.70
LOS C	\$ 19,294.52	\$ 4,823.63	\$ 229.70
LOS D	\$ 16,114.52	\$ 4,028.63	\$ 191.84

	Current Rate	LOS A	LOS B	LOS C	LOS D	Current Debt Service
Park Place 1	173.94	70.98%	41.83%	32.06%	10.29%	(14,705.81)
Park Place 2	165.46	79.75%	49.10%	38.82%	15.94%	(18,753.61)

Current Rates vs. Proposed Rates based upon Levels of Service

	Annual Costs	Reserve	Annual Assessment Needed per lot (including reserve)
Country View Estates 1-3, and Awbrey Estates			
LOS A	\$ 21,592.64	\$ 5,398.16	\$ 473.52
LOS B	\$ 15,694.32	\$ 3,923.58	\$ 344.17
LOS C	\$ 13,952.32	\$ 3,488.08	\$ 305.97
LOS D	\$ 11,230.32	\$ 2,807.58	\$ 246.28

	Current Rate	LOS A	LOS B	LOS C	LOS D	Current Debt Service
Country View Estates 1, 2, and Awbrey	154.88	205.74%	122.22%	97.55%	59.01%	4,506.31
Country View Estates 3	198.66	138.36%	73.25%	54.02%	23.97%	(15,408.84)

Current Rates vs. Proposed Rates based upon Levels of Service

	Annual Costs	Reserve	Annual Assessment Needed per lot (including reserve)
Glen View Estates			
LOS A	\$ 34,348.65	\$ 8,587.16	\$ 235.91
LOS B	\$ 28,012.65	\$ 7,003.16	\$ 192.39
LOS C	\$ 25,924.65	\$ 6,481.16	\$ 178.05
LOS D	\$ 21,100.65	\$ 5,275.16	\$ 144.92

	Current Rate	LOS A	LOS B	LOS C	LOS D	Current Debt Service
Glenn View Estates 1	202.08	16.74%	-4.79%	-11.89%	-28.28%	31,424.20
Glenn View Estates 2	189.54	24.47%	1.51%	-6.06%	-23.54%	47,412.56
Glenn View Estates 3	141.34	66.91%	36.12%	25.98%	2.53%	6,942.61
Glenn View Estates 4	219.22	7.61%	-12.24%	-18.78%	-33.89%	(1,783.30)
Glenn View Estates 5	139.40	69.23%	38.02%	27.73%	3.96%	10,601.87
Glenn View Estates 6	153.76	53.43%	25.13%	15.80%	-5.75%	11,134.73

Schedule and Process

February 11, 2025 CC Meeting
Council Direction on Consolidation of Districts

February 25, 2025
Approve Engineer's Report and Set Public Hearing

March 11, 2025
Mailed Ballots (10 Districts, 321 Parcels)

May 6, 2025 CC Meeting
Public Hearing / Final Notification with all LLMADs to Levy and Collect Assessments

Deadline: AUGUST 2025
Deliver items to Tulare County Assessors Office for TAX ROLL

The background features a stylized landscape with rolling hills. The top portion consists of several layers of light blue and white wavy bands, suggesting a sky or mist. The bottom portion consists of rolling green hills in various shades of green, from light to dark, with some overlapping layers.

QUESTIONS