
SOURCE: Department of Parks and Leisure Services

COMMENT: At the City Council meeting of February 21, 1989, the City Council approved the formation of Landscape and Lighting Maintenance District No 1. The original formation is located along Westwood Street between Henderson and Morton Avenues. The Council determined that to insure satisfactory levels of maintenance for landscaping along Westwood Street, the tract should be included in a maintenance district. Each additional development which has been annexed to the district receives a special benefit above and beyond any general public benefit because of landscaping and lighting improvements. Each landscape and lighting improvement that is maintained is proportionate to the amount of the assessment. Nineteen additional developments have since been included in Maintenance District No. 1. With the passage of Proposition 218 in November of 1996, we have elected to form a district for each new special benefit landscaping and lighting improvement project.

New Districts now formed are 2 through 23.

The attached resolutions are necessary to approve the Engineer’s Report which shows the proposed assessments and sets the public hearing to levy and collect assessments for the 2002-2003 fiscal year. Assessments will be collected by the County of Tulare on the property owners’ tax bill as a special assessment.

RECOMMENDATION: That the City Council approve the resolutions ordering: The Preparation of the Engineer’s Report; The Engineer’s Report; and set the Public Hearing for the proposed assessment for July 2, 2002.

ATTACHMENT: 1) Resolution Ordering the Preparation of the Engineer’s Report
2) Resolution Giving Preliminary Approval to Engineer’s Report
3) Engineer’s Report
4) Locator Map
5) Resolution Setting Public Hearing to July 2, 2002

ITEM NO.: ____________
SECTION 1. Authority for Report

This report is prepared by order of the City Council of the City of Porterville, Resolution Number __________. The report is in compliance with the requirements of Chapter 1, Article 4, and Chapter 3, Division 15 of the Streets and Highways Code, State of California (Landscaping and Lighting Act of 1972).

SECTION 2. General Description

The City Council has heretofore elected to place the permanent landscape area along the Westwood Street of Unit 1, 2, and 3 of Westwood Estates into Landscape and Lighting Maintenance District No. 1 and to annex the permanent landscape areas along the perimeter streets of the following developments:

1. Annexation No. 1 = The Hope Drive, Newcomb Street, Thunderbolt Drive and Corsair Drive frontages of the Airport Industrial Park;

2. Annexation No. 2 = Hillcrest Street right-of-way, fire access road, Jasmine Drive entries; west perimeter including the parcel on which the water tank is located, viewpoint look-out parcel at the northwest corner of Jasmine Ranch Subdivision, and the pedestrian access to each cul-de-sac from Hillcrest Street;

3. Annexation No. 3 = Porter Creek Avenue right-of-way to the center line of the Porter Slough, median entry, 15' landscape area between Porter Creek Subdivision block wall to Westwood Street, the pedestrian access bridge over Porter Slough and all of the maintenance area to the center line of Porter Slough;

4. Annexation No. 4 = LaVida Park Subdivision green belt, east on Plum Way Street and the entries east along Beverly Street;

5. Annexation No. 5 = Westwood Estates #4 Subdivision, along the north and south entries adjacent to the block wall on Westwood Street and the median divider on White Chapel Lane including all trees in front yard planting strip;
6. Annexation No. 6 = Northpointe Subdivision includes subdivision lighting located south of Westfield Avenue and east of Matthew Street;

7. Annexation No. 7 = Quail Park Phase II Subdivision located on Lime Street;

8. Annexation No. 8 = Westwood Park Unit Three Subdivision located on Westwood Street adjacent to the Tule River;

9. Annexation No. 9 = Parcel Map No. 4132 located on the corner of Henderson Avenue and Westwood Street;

10. Annexation No. 10 = Westview Subdivision located on the corner of Westfield Avenue and Cobb Street;

11. Annexation No. 11 = New Horizons Phase One Subdivision and the remainder parcel located along Springville Ave. and Indiana Street;

12. Annexation No. 12 = Sunrise Estates Phase Six Subdivision located on the corner of Prospect Street and Orange Avenue;

13. Annexation No. 13 = Prospect Gardens formation withdrawn by developer;

14. Annexation No. 14 = Wisconsin Manor I Subdivision located on the corner of Wisconsin Way and Mulberry Avenue;

15. Annexation No. 15 = Northpointe Phase II Subdivision located on Matthew Street;

16. Annexation No. 16 = New Horizons Phase II located on the corner of Indiana Street and Springville Avenue;

17. Annexation No. 17 = TREDC Industrial Park located at West Street and Yowlumne Avenue (not formed);

18. Annexation No. 18 = Westwood Mobile Home Park Phase I Subdivision located on Westwood Street and Olive Avenue;

19. Annexation No. 19 = Castle Woods Phase I Subdivision located along Castle Avenue and Newcomb Street;

20. District No. 2 = North Creek Estates located on Westwood north of
Westfield;

21. District No. 3 = New Expressions Phase I Subdivision located along Indiana Street between Springville Avenue and Cleo Avenue;

22. District No. 4 = River Springs Phase I Subdivision located along Newcomb Street;

23. District No. 5 = Castle Woods Phase II Subdivision located at Median Avenue and Salisbury.

24. District No. 6 = Creekview Estates located between Porter Creek Avenue and the property line in Porter Slough;

25. District No. 7 = Ford Estates located on the corner of Roby and Westwood Avenue;

26. District No. 8 = River Breeze located on Newcomb Street between Patsy and Spring Streets;

27. District No. 9 = Orchard Ridge Phase 3 located on Mathew Street between Nancy Avenue, Cheryll Avenue and Belmont Street;

28. District No. 10 = Orchard Ridge Phase 4 located on LaVida Court and Carmelo Street;

29. District No. 11 = Orchard Ridge Phase 5 located on Mathew Street between LaVida Avenue, Michael Street and Julieanne Avenue.

30. District No. 12 = Westwood Estates, Unit 5, Phase 2, located on Henderson Avenue and Brandy Way.

31. District No. 13 = River Ranch 3, located on Lloyd Avenue and Newcomb Street.

32. District No. 14 = River Springs, Phase Two Subdivision, located on River Avenue, Beverly Street, Date Avenue and River Springs Drive.

33. District No. 15 = Meadowood, Phase One Subdivision, located on Newcomb Street, Cheryl Avenue and York Street.

34. District No. 16 = New Expressions, Phase Two Subdivision, located on Lybarger Avenue Cul de Sac at the entry to the Tule River Parkway Trail.
35. District No. 17 = Orchard Ridge Phase 6 Subdivision located north of Westfield Avenue between Michael Street and Lombardi Street on Julieann Avenue and Michael Street.

36. District No. 18 = Ohio North Subdivision located on Ohio Way Street.

37. District No. 19 = Williams Ranch, Phase One located south of Westfield Avenue on Silver Maple Street, Wall Court and San Lucia Court.

38. District No. 20 = West View Place Subdivision located on Median Avenue.

39. District No. 21 = Orchard Ridge Phase Seven Subdivision located on Pioneer Avenue, Michael Street and Mathew Street.

40. District No. 22 = Meadowood Phase Two Subdivision located on Newcomb Street, Pioneer Avenue, Julieann Avenue, Greenfield Street, York Street and Birch Street.

41. District No. 23 = Riverview Estates Phase Three Subdivision located on Roby Avenue, Belmont Street, Orange Avenue and Parkwest Street.

SECTION 3. Plans and Specifications

The plans and specifications for the landscaping have been prepared by the developers' engineers and have been approved as part of the improvement plans for the various developments. The plans and specifications for the landscaping are in conformance with the requirements of the City Council's conditions of approval of said Parcel Maps and Subdivisions.

Reference is hereby made to said subdivision maps, parcel maps and assessment diagrams for the exact location of the landscape areas. The plans and specifications by reference are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

SECTION 4. Improvements

Landscaping improvements will include landscaping the entry ways, medians and areas behind subdivision block wall.

SECTION 5. Estimated Maintenance Costs

Maintenance is currently being performed by City staff and contract services. Accordingly, the City's record-keeping will be required to be sufficiently accurate to
detail the expenses incurred on behalf of each individual annexation so that these costs may be recaptured through assessments.

The City Finance Department presently maintains records of expenditures for each annexation. Because of the restrictions placed upon municipal budgets through the passage of Proposition No. 218 and the lag between the time assessments are made and revenues are collected by the City, it is appropriate that assessments be made in advance of the anticipated expenditures to provide working capital for the maintenance effort.

The following assessments include costs accumulated to date and estimated costs for the 2002-2003 fiscal year for Landscape and Lighting District No. 1, including Annexations 1 through 19 and District 2 through 23:

**Landscape and Lighting Maintenance District #1-Westwood Estates Subdivision**

 *(Original Formation)*

**2002-2003 Fiscal Year**

**Approved CPI 2000**

**Maintenance**

Landscaping: 13,650 sq. ft. of landscaped area @ $.4121978 per square foot per year $5,626.50

Water: $.35 per sq. ft. x 13,650 sq.ft. $4,777.50

**Incidental Expenses**

Project Management, 126 lots @ $8 per lot $1,008.00

Contingency $1,839.18

**2002-2003 Estimated Costs** $13,251.18

Estimated July 1 Fund Balance $2,000.45

**2002-2003 Assessment** $13,251.18

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**Annexation No. 1 - Airport Industrial Park**

**2000-2001 Fiscal Year**

**Construction** $400.00

**Maintenance**

Labor/Utilities $2,633.00

Vandalism and Sprinkler Repair $100.00

**Incidental Expenses**

Administration and Engineering $500.00
Contingency $200.00

2002-2003 Estimated Cost $3,833.00

Estimated Fund Balance -0-

2002-2003 Assessment $3,833.00

### Annexation No. 2 - Jasmine Ranch
#### 2002-2003 Fiscal Year

**Maintenance** (Unit 1)
Labor, utilities, 22,100 sq. ft. @ $.3303167 per sq. ft. per year $7,300.00
(Turf: entries along Hillcrest)

**Incidental Expenses**
Project Management Costs, 22 lots @ $8 per lot $176.00
Contingency $524.00

2002-2003 Estimated Cost $8,000.00

Estimated Fund Balance ($315.00)

2002-2003 Assessment $8,000.00

### Annexation No. 3 - Porter Creek
#### 2002-2003 Fiscal Year

**Approved CPI 2000**

**Maintenance**
Labor, utilities, 89,200 sq. ft. @$.2347105 per sq. ft. per year includes Slough Clean Up $20,936.18

**Incidental Expenses**
Project Management Costs, 177 lots @ $8 per lot $1,416.00
C.P.I. Increase of 3.50% given because of deficit x $22,352.18 = $782.33 $782.33

2002-2003 Estimated Cost $23,134.51

Estimated Fund Balance ($14,788.78)

2002-2003 Assessment $23,134.51

### Annexation No. 4 - LaVida Park
#### 2002-2003 Fiscal Year

**Maintenance**
Labor, utilities, 3,790 sq. ft. @ $.615678
$2,333.42

per sq. ft. per year

Incidental Expenses
Project Management Costs, 17 lots @ $8 per lot
$136.00

2002-2003 Estimated Cost
$2,469.42

Estimated Fund Balance
(1,003.09)

2002-2003 Assessment
$2,469.42

Annexation No. 5 - Westwood Estates Unit Four,
Unit Five (Phase 1)
2002-2003 Fiscal Year
Approved CPI 1999

Maintenance

Labor, utilities, 14,700 sq. ft. @ $.347710
$5,111.35

per sq. ft. per year

Incidental Expenses
Project Management Costs, 47 lots @ $8 per lot
$376.00
CPI 3.5% X 5,487.35 = $192.06
$192.06

2002-2003 Estimated Cost
$5,679.41

Estimated Fund Balance
($2,967.47)

2002-2003 Assessment
$5,679.41

Annexation No. 6 - Northpointe
2002-2003 Fiscal Year

Maintenance

Labor, utilities, lighting

11 ea., 5,800 lumen fixtures @ $30.20 per year
$332.20
8 ea., 9,500 lumen fixtures @ $36.29 per year
$290.32

Incidental Expenses
Project Management Costs, 81 lots @ $8 per lot
$648.00
Contingency $452.00

2002-2003 Estimated Cost $1,722.52

Estimated Fund Balance $7,635.98

(Refund checks to be issued, $5,000 = $61.72 per lot)

81 lots

2002-2003 Assessment $1,722.52

Annexation No. 7 - Quail Park Phase II
2002-2003 Fiscal Year

Lighting
2 fixtures @ 5,800 lumens @ $30.20 per year $60.40

Incidental Expenses
Project Management Costs, 12 lots @ $8 per lot $96.00
Contingency $254.00

2002-2003 Estimated Cost $410.40

Estimated Fund Balance ($116.56)

2002-2003 Assessment $410.40

Annexation No. 8 - Westwood Park Unit Three
2002-2003 Fiscal Year

Maintenance (Unit Three)
Labor for weed abatement, 28,460 sq. ft. @ $1,723.00
$.0605411 per sq. ft. per year

Lighting
4 fixtures, 5,800 lumens @ $30.20 per year $120.80
1 fixture, 16,000 lumens @ $47.47 per year $47.47

Incidental Expenses
Project Management Costs, 36 lots @ $8 per lot $288.00
Contingency $302.00
2002-2003 Estimated Cost $2,481.27

Estimated Fund Balance $5,020.00
(Refund checks to be issued, $2,510 = $69.73 / 36)

2002-2003 Assessment $2,481.27

**Annexation No. 9 - Parcel Map 4132**  
**2002-2003 Fiscal Year**

**Lighting**
1 ea. 16,000 lumens @ $47.47 $47.47

**Incidental Expenses**
Administrative & Engineering $300.00
Contingency $49.00

2002-2003 Estimated Cost $396.47
Estimated Fund Balance $930.22
2002-2003 Assessment $396.47

**Annexation No. 10 - Westview Subdivision**  
**2002-2003 Fiscal Year**

**Maintenance**
Labor & utilities for landscaping, $1,153.50
1,307 sq. ft. @ $.8825554 sq. ft. per year

**Lighting**
4 ea. fixtures, 5,800 lumens @ $30.20 per year $120.80

**Incidental Expenses**
Project Management Costs, 16 lots @ $8 per lot $128.00
Contingency $422.00

2002-2003 Estimated Cost $1,824.30
Estimated Fund Balance $799.99
2002-2003 Assessment $1,824.30

**Annexation No. 11 - New Horizon's Phase One**  
**2002-2003 Fiscal Year**

**Lighting**
6 fixtures, 5,800 lumen @ $30.20 per year $181.20
2 fixtures, 16,000 lumen @ $47.47 per year $94.94
11 fixtures, 9,800 lumen @ $36.29 per year $399.19

**Incidental Expenses**
Administration & Engineering $300.00
Contingency $70.47

2002-2003 Estimated Cost $1,045.80
Estimated Fund Balance $1,600.00
2002-2003 Assessment $1,045.80

Annexation No. 12 - Sunrise Estates Phase Six
2002-2003 Fiscal Year

Landscaping
2,840 sq. ft. @ $.3385915 sq. ft. $961.60

Lighting
7 fixtures, 5,800 lumens $30.20 per year $211.40

Incidental Expenses
Project Management Costs, 32 lots @ $8 per lot $256.00

2002-2003 Estimated Cost $1,429.00
Estimated Fund Balance $234.78
2002-2003 Assessment $1,429.00

Annexation No. 13 - Prospect Gardens
Owner delayed annexation.

Annexation No. 14 - Wisconsin Manor I Subdivision
2002-2003 Fiscal Year

Maintenance
Labor for landscaping and irrigation,
3,030 sq. ft. @ $.474947 per sq. ft. per year $1,439.09

Lighting
3 fixtures, 5,800 lumens @ $30.20 per year $90.60

Incidental Expenses
Project Management Costs, 8 lots @ $8 per lot $64.00
Contingency $231.00

2002-2003 Estimated Cost $1,824.69
Estimated Fund Balance $(178.87)

2002-2003 Assessment $1,824.69

Annexation No. 15 - Northpointe Phase II Subdivision 2002-2003 Fiscal Year

Maintenance
Labor for landscaping and irrigation, 3,600 sq. ft. @$0.57 per sq. ft. per year $2,052.00

Lighting
5 fixtures, 5,800 lumens @ $30.20 per year $151.00
1 fixture, 9,500 lumens @ $36.29 per year $36.29

Incidental Expenses
Project Management Costs, 59 lots @ $8 per lot $472.00
Contingency $104.71

2002-2003 Estimated Cost $2,816.00

Estimated Fund Balance $4,506.11

(Refund Checks to be issued, $2,253 ÷ 59 = $38.18)

2002-2003 Assessment $2,816.00

Annexation No. 16 - New Horizon's Phase II Subdivision 2002-2003 Fiscal Year

Lighting
8 fixtures, 5,800 lumens @ $30.20 per year $241.60
8 fixtures, 9,500 lumens @ $36.29 per year $290.32

Incidental Expenses
Project Management Cost, 81 lots @ $8 per lot $648.00
Contingency $623.42

2002-2003 Estimated Cost $1,803.34

Estimated Fund Balance $383.15

2002-2003 Assessment $1,803.34

Annexation No. 17 - TREDC Industrial Park
2002-2003 Fiscal Year

Formation will occur in 2002-2003.

Annexation No. 18 - Westwood Village Mobile Home Park, Phase I
2002-2003 Fiscal Year

Lighting
5 fixtures, 16,000 lumens @ $47.47 per year $237.35
Incidental Expenses
Administration and Engineering $350.00
Contingency $200.00
2002-2003 Estimated Cost $787.35
Estimated Fund Balance $1,389.84
2002-2003 Assessment $787.35

Annexation No. 19 - Castle Woods Phase I Subdivision
2002-2003 Fiscal Year

Lighting
1 fixture, 16,000 lumens @ $47.47 per year $47.47
9 fixtures, 5,800 lumens @ $30.20 per year $271.80
Incidental Expenses
Project Management Costs, 30 lots @ $8 per lot $240.00
Contingency $359.93
2002-2003 Estimated Costs $919.20
Estimated Fund Balance ($608.08)
2002-2003 Assessment $919.20

District No. 2 - North Creek Subdivision
2002-2003
CPI Approved 1998

Landscape & Irrigation
Landscaping 12,677 sq. ft. @ $.4462151 $5,656.67
Water, 12,677 sq. ft. @$ .35 per sq. ft. $4,436.95
Lighting
18 fixtures, 5,800 lumens @ $30.20 per year $543.60
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>2 fixtures, 9,500 lumens @ $36.29 per year</td>
<td>$72.58</td>
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<tr>
<td>8 fixtures, 16,000 lumens @ $47.47 per year</td>
<td>$379.76</td>
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<tr>
<td><strong>Incidental Expenses</strong></td>
<td></td>
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<tr>
<td>Project Management Costs, 104 lots @ $8 per lot</td>
<td>$832.00</td>
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<td>Contingency</td>
<td>$689.48</td>
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<td><strong>2002-2003 Estimated Costs</strong></td>
<td>$12,611.04</td>
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<td>Estimated Fund Balance</td>
<td>$1,980.20</td>
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<td>2002-2003 Assessment</td>
<td>$12,611.04</td>
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**District No. 3 - New Expressions, Phase 1**

2002-2003

CPI Approved 1998

<table>
<thead>
<tr>
<th>Description</th>
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<tr>
<td><strong>Lighting</strong></td>
<td></td>
</tr>
<tr>
<td>10 fixtures, 5,800 lumen @ $30.21 per year</td>
<td>$302.10</td>
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<tr>
<td><strong>Incidental Expenses</strong></td>
<td></td>
</tr>
<tr>
<td>Project Management Costs, 56 lots @ $8 per lot</td>
<td>$448.00</td>
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<tr>
<td>Contingency</td>
<td>$180.74</td>
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<td>__________CPI = 3.5% X $930.84 = 32.58</td>
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<td>__________2002-2003 Estimated Costs</td>
<td>$963.42</td>
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<td>__________Estimated Fund Balance</td>
<td>($194.45)</td>
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<td>__________2002-2003 Assessment</td>
<td>$963.42</td>
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**District No. 4 - River Springs, Phase 1**

2002-2003

CPI Approved 1998

<table>
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<tr>
<th>Description</th>
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<tr>
<td><strong>Landscape &amp; Irrigation</strong></td>
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</tr>
<tr>
<td>2,100 sq. ft. @ $0.763814 per sq. ft.</td>
<td>$1,604.01</td>
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<tr>
<td><strong>Lighting</strong></td>
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<tr>
<td>8 fixtures, 5,800 lumen @ $30.21 per year</td>
<td>$241.68</td>
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<tr>
<td>2 fixtures, 16,000 lumen @ $47.47 per year</td>
<td>$94.94</td>
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</tbody>
</table>
Incidental Expenses
Project Management Cost, 51 lots @ $8 per lot $408.00
Contingency $222.00
CPI = 3.5% X $2,570.63 = $89.98 $89.98

2002-2003 Estimated Costs $2,660.61
Estimated Fund Balance ($541.99)
2001-2002 Assessment $2,660.61

District No. 5 - Castle Woods, Phase 2 2002-2003

Landscape and Irrigation
Shrubs, turf, trees, irrigation - 1,715 sq. ft. @ .40¢ per sq. ft. = $312.00
Two; 25; Total = 55 lots, phase Two cost; 25 lots @ $12.48 per lot $686.00

Lighting
8 fixtures 5,800 lumens @ $30.21 per year $241.68

Incidental Expenses
Project Management Cost, 25 lots @ $8 per lot $200.00
15% Reserve Fund $113.06

2002-2003 Estimated Costs $866.74
Estimated Fund Balance
2002-2003 Assessment $866.74

District No. 6 - Creek View 2002-2003
CPI Approved by vote 1999

Landscape & Irrigation
Landscape 23,600 sq.ft. @ $.13298220 per sq. ft. $3,138.38
5 fixtures, 5,800 lumen @ $30.20 each $151.00

Incidental Expenses
Project Management cost, 19 lots @ $8 per lot $152.00
Contingency $548.00

CPI = 3.5% X $3,989.38 = $139.64

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<tr>
<th>2002-2003 Estimated cost</th>
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<td>Estimated Fund Balance</td>
<td>($8,971.00)</td>
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<td>2002-2003 Assessment</td>
<td>$4,129.02</td>
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### District No. 7 - Ford Estates

#### 2002-2003

#### CPI Approved 1999

**Landscape & Irrigation**
- Landscape 1,365 sq. ft. @ $.6396703 per sq. ft. : $873.15
- Water @ 1,365 sq. ft. @ $.35 per sq. ft. : $477.75

**Lighting**
- 4 fixtures, 5,800 lumen @ $30.21 per year : $120.84
- 1 fixture, 16,000 lumen @ $47.47 per year : $47.47

**Incidental Expenses**
- Project Management Costs, 20 lots @ $8 per lot : $160.00
- Contingency : $484.19

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<th>2002-2003 Estimated Cost</th>
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<tr>
<td>Estimated Fund Balance</td>
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<tr>
<td>2002-2003 Assessment</td>
<td>$2,163.40</td>
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</tbody>
</table>

### District No. 8 - River Breeze

#### 2002-2003

#### CPI Approved 1999

**Landscape & Irrigation**
- Landscape 1,000 sq. ft. @$2.19 per sq. ft. : $2,190.00
- Water, 1,000 sq. ft. @$ .35 per sq. ft. : $350.00
- Weed Abatement, Access Road, 16x100 = 1,600
- Weed Abatement, Fire Break, 20x1,280 = 25,600
- 27,200 sq. ft. @ $0.026 per sq. ft. = $707.00

**Lighting**
- 8 fixtures, 5,800 lumen @ $30.21 per year : $242.00
- 1 fixture, 16,000 lumen @ $47.47 per year : $47.00
Incidental Expenses

Project Management Cost, 37 lots @ $8 per lot $296.00
Contingency $304.00
CPI = 3.5% x $4,136.00 $144.76

2002-2003 Estimated Cost $4,280.76
Estimated Balance Fund $1,492.53
2002-2003 Assessment $4,280.76

District No. 9 - Orchard Ridge, Phase 3
2002-2003
CPI Approved 1999

Lighting
10 fixtures, 5,800 lumen @ $30.21 per year $302.10

Incidental Expenses
Project Management Costs, 56 lots @ $8 per lot $448.00
Contingency $201.62
CPI 3.5% X $951.72 = $33.31 $33.31

2002-2003 Estimated Cost $985.03
Estimated Fund Balance ($259.16)
2002-2003 Assessment $985.03

District No. 10 - Orchard Ridge, Phase 4
2002-2003
CPI Approved 1999

Lighting
4 fixtures, 5,800 lumen @ $30.21 per year $120.84

Incidental Expenses
Project Management Costs, 19 lots @ $8 per lot $152.00
Contingency $22.39
CPI 3.5% X $295.23 = $10.33 $10.33
2002-2003 Estimated Cost $305.56

Estimated Fund Balance ($531.08)
2002-2003 Assessment $305.56

District No. 11 - Orchard Ridge, Phase 5
2002-2003
CPI Approved 1999

Lighting
14 fixtures, 5,800 lumen @ $30.21 per year $422.94

Incidental Expenses
Project Management Costs, 76 lots @ $8 per lot $608.00
Contingency $82.02
CPI 3.5% X $1,112.96 = $38.96 $38.96

2002-2003 Estimated Cost $1,151.92

Estimated Fund Balance $277.24

2002-2003 Assessment $1,151.92

District No. 12 - Westwood Estates, Unit 5, Phase 2
2002-2003
CPI Approved 1999

Landscaping & Irrigation
Landscaping, 19,112 sq. ft. @ $.3319296 per sq. ft. $6,343.84

Lighting
12 fixtures, 5,800 lumen @ $30.21 per year $362.52
4 fixtures, 16,000 lumen @ $47.47 per year $189.88

Incidental Expenses
Project Management Costs, 34 lots @ $8 per lot $272.00
Contingency $200.00

2002-2003 Estimated Costs $7,368.24

Estimated Fund Balance $3,454.49

2002-2003 Assessment $7,368.84

District No. 13 - River Ranch, #3
2002-2003
CPI Approved 2000

Landscaping & Irrigation
Shrubs Area, 1,000 sq. ft. @ $.87 per sq. ft. $870.00
Water, 1,000 sq. ft. @ $.35 per sq. ft. $350.00

Lighting & Electricity
1 fixture, 16,000 lumens @ $47.47 per year $47.47
7 fixtures, 5,800 lumens @ $30.20 per year $211.40
Incidental Expenses

- Project Management Costs, 35 lots @ $8 per lot $280.00
- 15% Reserve Fund $263.83
- CPI 3.5% x $2,022.70 = $70.79 $70.79

2002-2003 Estimated Costs $2,093.49

- Estimated Fund Balance ($454.12)

2002-2003 Assessment $2,093.49

District No. 14 - River Springs, Phase Two Subdivision
2001 - 2002
CPI Approved 2000

Lighting & Electricity

- 11 Fixtures, 5,800 lumens @ $30.21 per year $332.31

Incidental Expenses

- Project Management Costs, 50 lots @ $8 per lot $400.00
- Contingency $251.28
- CPI 3.5% X $983.59 = $34.42 $34.42

2002-2003 Estimated Costs $983.59

- Estimated Fund Balance ($668.29)

2002-2003 Assessment $1,018.01

District No. 15 - Meadowood, Phase 1 Subdivision
2001 - 2002
CPI Approved 2001

Landscape & Irrigation

Landscape and Irrigation
- Landscaping, 7,723 sq. ft. @ $.30483 per sq. ft. $2,354.20
- Water, 7,723 sq. ft. @ $.35¢ per sq. ft. $2,703.05

Lighting & Electricity
- 3 fixtures, 16,000 lumens @ $47.47 per year $142.41
- 10 fixtures, 5,800 lumens @ $30.20 per year $302.00
- 1 fixture, 9,500 lumens @ $36.29 per year $36.29

Incidental Expenses
- Project Management Costs, 48 lots @ $8 per lot $384.00
<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>15% Reserve Fund</td>
<td></td>
<td>$888.29</td>
</tr>
<tr>
<td>2001 - 2002 Estimated Cost</td>
<td></td>
<td>$6,810.24</td>
</tr>
<tr>
<td>Estimated Fund Balance</td>
<td></td>
<td>($602.49)</td>
</tr>
<tr>
<td>2002-2003 Assessment</td>
<td></td>
<td>$6,810.24</td>
</tr>
</tbody>
</table>

**District No. 16 - New Expressions, Phase 2**

2002 - 2003

CPI Approved 2001

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape &amp; Irrigation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>5,800 sq. ft.@$ .25 per sq. ft.</td>
<td>$1,450.00</td>
</tr>
<tr>
<td>Water</td>
<td>5,800 sq. ft. @$ .35 per sq. ft.</td>
<td>$2,030.00</td>
</tr>
<tr>
<td>Playground Maintenance</td>
<td>(30% of $1,825)</td>
<td>$547.50</td>
</tr>
<tr>
<td></td>
<td>30% paid by district of estimated maintenance cost of $1,825</td>
<td></td>
</tr>
<tr>
<td>Electricity &amp; Lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>7 fixtures, 5,800 lumens @$30.21 per year</td>
<td>$392.73</td>
</tr>
<tr>
<td>Incidental Expenses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Management Costs</td>
<td>54 lots @$8 per lot</td>
<td>$432.00</td>
</tr>
<tr>
<td>15% Reserve Fund</td>
<td></td>
<td>$727.84</td>
</tr>
<tr>
<td>2001 - 2002 Estimated Cost</td>
<td></td>
<td>$5,580.07</td>
</tr>
<tr>
<td>Estimated Fund Balance</td>
<td></td>
<td>($794.32)</td>
</tr>
<tr>
<td>2001 - 2002 Assessment</td>
<td></td>
<td>$5,580.07</td>
</tr>
</tbody>
</table>

**District #17 - Orchard Ridge Phase 6**

2002 - 2003

CPI Approved 2001

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>7 fixtures 5,800 lumens @$30.21 per year</td>
<td>$211.47</td>
</tr>
</tbody>
</table>
Project Management Costs, 32 lots @ $8 per lot $256.00
15% Reserve Fund $70.12

2002-2003 Estimated Cost $537.59
Estimated Fund Balance $200.00

2002-2003 $537.59

District #18 - Ohio North
2002 - 2003
CPI Approved 2002

Lighting
2 fixtures 5,800 lumens @ $30.21 per year $60.24

Incidental Expenses
Project Management Costs, 10 lots @ $8 per lot $80.00
15% Reserve Fund $21.04

2002-2003 Estimated Cost $161.28
Estimated Fund Balance $100.00

2002-2003 Assessment $161.28

District No. 19 - Williams Ranch Phase 1
2002 - 2003
CPI Approved 2002

Landscape/Irrigation
Labor and utilities for landscaping, 13,910 sq. ft. At .32¢ $4,451.20

Lighting
2 fixtures 9,500 lumens @ $37.79 per year $75.58
11 fixtures 5,800 lumens @ $30.21 per year $332.31

Incidental Expenses
Project Management Costs, 41 lots @ $8 per lot $328.00
15% Reserve Fund $778.07

2002-2003 Estimated Cost $5,965.16
Estimated Fund Balance $200.00

2002-2003 $5,965.16
District No. 20 - West View Place
2002 - 2003
CPI Approved 2002

Lighting
3 fixtures 5,800 lumens @ $30.20 per year $90.60
1 fixture 9,500 lumens @ $36.25 per year 36.29

Incidental Expenses
Project Management Costs, 10 lots @ $8 per lot $80.00
15% Reserve Fund $31.03

2002-2003 Estimated Cost $237.92
Estimated Fund Balance $90.00
2003-2003 Assessment $237.92

District No. 21 - Orchard Ridge Phase 7
2002 - 2003
CPI Approved 2002

Landscape and Irrigation (District #17 and District #21)
Turf, trees, shrubs and irrigation - 5,950 sq. ft. @ .35¢ per sq. ft. = $2,082.50. There are 30 lots in District #21 and 32 lots in District #17. Cost for District #21 -
Cost for Dist. #21 = 30 x $2,082.50 = $1,007.66

Lighting
6 fixtures 5,800 lumens @ $32.50 per year $195.00

Incidental Expenses
Project Management Costs, 30 lots @ $8 per lot $240.00
15% Reserve Fund $216.40

2002-2003 Estimated Cost $1,659.06
Estimated Fund Balance $00.00
2002-2003 Assessment $1,659.06

District No. 22 - Meadowood Phase 2
2002 - 2003
CPI Approved 2002
**Landscape and Irrigation**

Landscaping, Shrub area 4,940 sq. ft. @ .25¢ per sq. ft.  $1,235.00  
Trees, 7 eac @ $15 per tree  $105.00  
Water 4,940 sq. ft. @ .35¢ per sq. ft.  $1,729.00

**Electricity and Lighting**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 fixtures, 16,000 lumens @ $47.47 per year</td>
<td>$94.94</td>
</tr>
<tr>
<td>14 fixtures, 5,800 lumens @ $30.20 per year</td>
<td>$422.80</td>
</tr>
<tr>
<td>3 fixtures, 9,500 lumens @ $36.29 per year</td>
<td>$108.87</td>
</tr>
</tbody>
</table>

**Incidental Expenses**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manage Costs, 55 lots @ $8 per lot</td>
<td>$440.00</td>
</tr>
<tr>
<td>15% Reserve Fund</td>
<td>$620.34</td>
</tr>
</tbody>
</table>

**2002-2003 Estimated Cost**  $4,755.95

**Estimated Fund Balance**  $795.00

**2002-2003 Assessment**  $4,755.95

District No. 23 - River View Estates Phase 3  
2002 - 2003  
CPI Approved 2002

**Lighting**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 fixtures, 5,800 lumens @ $30.21 per year</td>
<td>$332.31</td>
</tr>
</tbody>
</table>

**Incidental Expenses**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Management Costs, 36 lots @ $8 per lot</td>
<td>$288.00</td>
</tr>
<tr>
<td>15% Reserve Fund</td>
<td>$93.05</td>
</tr>
</tbody>
</table>

**2002-2003 Estimated Cost**  $713.36

**Estimated Fund Balance**  $262.00

**2002-2003 Assessment**  $713.36

**SECTION 6. Assessment Diagram**

Copies of the assessment diagrams were attached to each individual
Engineer's Reports and were labeled "Exhibit A". An Index Map is attached to this report identifying the location of the original district and each annexation.

SECTION 7. Assessment

The City Council, in forming Landscape and Lighting Maintenance District No. 1 and in annexing territories to the district, has maintained the philosophy that the subdivider or developer is responsible for the plantings, irrigation system and the maintenance of the improvements until they become well established. The assessments for maintenance thus only include anticipated costs incurred subsequent to the acceptance of the system by the City Council on behalf of the Maintenance District.

An exception to this philosophy is at Annexation No. 1, Airport Industrial Park, where the owners and the City will share costs for the plantings and irrigation system and the maintenance of improvements.

The maintenance of the landscaping is vital for the protection of both economic and humanistic values of the development. The City Council has heretofore determined that for the preservation of values incorporated within developments adjacent to landscaped areas, the landscaped areas should be included in a maintenance district to ensure satisfactory levels of maintenance. The establishment of the assessment for each development must be on a unit by unit basis which will preserve the integrity of each project. There should be a review of each annexation to determine the effect upon the other units that have been developed. These possible effects will have to be considered when determining the annual assessments.

The determination of benefit for the lots within the district takes into consideration the following facts for the original district and all annexations thereto:

**Original District-Westwood Estates Unit 1, 2 and 3**

1. The purpose of the landscaping is to provide an aesthetic impression for the area.
2. The maintained landscaping benefits all properties in the development.
3. Each lot benefits equally from the other's landscaped area and therefore each lot will share the combined costs equally.
4. The benefit to the lots in the landscaped annexed area benefit by the uniform maintenance and appearance. All lots benefit equally.
5. The landscaping on Westwood Avenue is oriented away from the units adjacent to the landscaped area.

**FORMULA FOR ASSESSMENT**
A = Assessment per lot
L = Number of lots
T = Total annual cost

\[
A = \frac{T}{L}
\]

The 2002-2003 assessment will be spread based upon the total lots. Total lot count is 126 lots.

Estimated 2002-2003 Assessment

\[
A = \frac{T}{L} = \frac{13,251.00}{126} = 105.18 \text{ per lot}
\]

Annexation No. 1 - Airport Industrial Park

1. The purpose of the landscaping is to provide an aesthetic impression for the area.
2. The maintained landscaping benefits all properties in the development.
3. The benefit to the lots not adjacent to the landscaped area benefit by the uniform maintenance and appearance. All lots not abutting the landscaped area benefit equally.
4. It is proposed that the assessment be divided among the property owners based on their lot size in the assessment area.
5. The area along the south side of Hope Avenue will be included for maintenance until such time that the adjacent property to the south is developed.
6. The following parcels are exempt from fees since they were sold and/or developed prior to annexation to Maintenance District No. 1.

   A. Parcel 1 on Parcel Map No. 3503
   B. Parcel 1 on Parcel Map No. 3684
   C. Parcels 1 and 4 on Parcel Map No. 3735

Formula for Assessment:

Total Landscape Maintenance Costs
\[
\frac{\text{Total Net Assessable Square Feet}}{\text{Total Net Assessable Square Feet}} = \text{Cost per Sq. Ft.}
\]
$3,833 \div 1,024,967 = \$.00374 \text{ per sq. ft.}

Assess \$.00374 \text{ per sq. ft.} \text{ annual charge for landscape construction and maintenance for 2002-2003 fiscal year.}

<table>
<thead>
<tr>
<th>Parcel Description</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 2 on P.M. No. 3813</td>
<td>$156.82</td>
</tr>
<tr>
<td>Parcel 1 on P.M. No. 3503</td>
<td>No Fee</td>
</tr>
<tr>
<td>Parcel 1 on P.M. No. 3641</td>
<td>$261.47</td>
</tr>
<tr>
<td>Parcel 1 on P.M. No. 3648</td>
<td>No Fee</td>
</tr>
<tr>
<td>Parcels 1 to 4 on P.M. No. 3735</td>
<td>No Fee</td>
</tr>
<tr>
<td>Remaining property owner - COP</td>
<td>$3,414.71</td>
</tr>
</tbody>
</table>

Total = $3,833.00

**Annexation No. 2 - Jasmine Ranch**

1. The purpose of the landscaping is to provide an aesthetic impression for the area.
2. The maintained landscaping benefits all properties in the development.
3. Each lot benefits equally from the other landscaped areas, therefore, each lot will share the combined cost equally.
4. The landscape and pedestrian easement is now abandoned and is eliminated from the Landscape and Lighting Maintenance District No. 1, Annexation #2, no other changes are proposed.

**Formula for Assessment**

\[
A = \frac{\text{Total Assessment} - F}{L}
\]

\[
L = \text{Number of lots}
\]

\[
F = \text{Assessment for remainder parcel}
\]

The 2002-2003 assessment will be spread based upon the above formula. There are 22 lots in Unit One. The 47.89 acre remainder parcel is included on the final subdivision map and will be assessed 20% of the total estimated cost for landscaping maintenance until it is developed at which time it will be combined with the other completed units and assessed fully.
Estimated 2002-2003 Assessment

\[ F = \$8,000 \times 0.20 = \$1,600.00 \text{ for remainder} \]
\[ A = \frac{8000 - 1600}{22} = \$290.92 \text{ per lot in Unit One} \]

**Annexation No. 3 - Porter Creek Subdivision**

1. The purpose of the landscaping is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping benefits all properties in the development.
3. The lots not adjacent to the landscaped area benefit from the uniform appearance of the landscaping. All lots not adjacent to the landscaped area benefit equally.

**Formula for Assessment**

\[ A = \text{Assessment Per Lot} \]
\[ L = \text{Number of Lots} \]
\[ T = \text{Total Annual Cost} \]

The 2002-2003 assessment will be spread based upon the total lots. Total lot count is 177 lots.

\[ A = \frac{T}{L} = \frac{\$23,134.51}{177} = \$130.70 \]

Estimated 2002-2003 Assessment

\[ A = \$130.70 \]

Based on benefit to the property in the district, the estimated 2002-2003 assessment will be spread based on the preceding formulae. Total assessable developed lot count is 177 lots.

**Annexation No. 4 - LaVida Park Subdivision**

1. The purpose of the landscaping is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping benefits all properties in the development.
3. The lots not adjacent to the landscaped area benefit from the appearance of the landscaping. All lots not adjacent to the landscaping benefit equally.

**Formula for Assessment**

\[ A = \text{Assessment per lot} \]
L = Number of lots
T = Total annual cost
\[
A = \frac{T}{L} = \frac{2,469.42}{17} = $145.26
\]

A = $145.26

Annexation No. 5 - Westwood Estates Unit Four, Unit Five (Phase 1)

1. The purpose of the landscaping is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping benefits all properties in the development.
3. The lots not adjacent to the landscaped area benefit from the uniform appearance of the landscaping. All lots not adjacent to the landscaped area benefit equally. Trees in the front yard right-of-way are included in the District on White Chapel Avenue.

The cost of planting and installing improvements is to be paid by the developer and no assessment is to be made therefore.

It is proposed that Lots 1 through 34 be assessed for maintenance of the landscaped area. It has been determined that the relative benefit of developed lots as compared to the reminder parcel is as shown in the formulae below.

Formula for Assessment

\[
A = \text{Assessment per lot}
\]
\[
L = \text{Number of lots}
\]
\[
T = \text{Total annual cost}
\]
\[
T = 5,679.41
\]
\[
A = \frac{T}{L} = \frac{5,679.41}{47} = $120.84
\]

A = $120.84

Annexation No. 6 - Northpointe

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.
Formula for Assessment

\[ P = \text{Portion to be assessed to developed lots} \]
\[ TA = \text{Total Assessment ($)} \]
\[ L = \text{Assessment for each developed lot ($)} \]
\[ N = \text{Number of assessable lots in Phase One (81)} \]

\[ \frac{TA}{N} = \frac{1,722.52}{81} = \frac{\_}{\_} = \_ \text{ per lot} \]

Estimated Assessment 2002-2003

\[ TA = $1,722.52 \]
\[ N = 81 \text{ lots} \]

(Refunds on $5,000 = $61.72)

81 Lots

Estimated Assessment 2002-2003

\[ P = $21.28 \]

Annexation No.7 - Quail Park Phase II

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[ \text{Cost (C)} \]
\[ \text{Assessment (A)} = \frac{\text{\_ \_ \_}}{\_ \_ \_} \]
\[ \text{Number of Lots (L)} \]

\[ A = $410.40 = \frac{\_ \_ \_}{12} = \$34.20 \text{ per lot per year} \]
Estimated Assessment 2002-2003

A = $34.20

Annexation No. 8 - Westwood Park Unit Three

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}},
\]

\[
A = \frac{\$2,481.27}{36} = \$68.94 \text{ per lot, per year}
\]

(Refunds on \(\frac{\$2,510.00}{36}\) = \$69.72 per lot)

Estimated Assessment 2002-2003

A = \$68.94

Annexation No. 9 - Parcel Map 4132

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

It has been determined that the relative benefit of Parcel 2 as compared to Parcel 1 (developed parcel) is as shown below.
\[ P_1 = \text{Portion to be assessed to Parcel 1 (developed parcel)} \]
\[ P_2 = \text{Portion to be assessed to Parcel 2} \]
\[ TA = \text{Total Assessment ($)} \]
\[ AE = \text{Administration and Engineering Cost} \]
\[ A_1 = \text{Area of Parcel 1 (acres)} \]
\[ L = \text{Lighting Cost} \]
\[ T = \text{Total area (acres)} \]
\[
AE \times A_1 = 349 \times 4.81
\]
\[
P_2 = \frac{AE \times A_1}{T} = \frac{253.96}{6.61} = \$253.96
\]
\[
P_1 = AE - P_2 + L = 349 - 253.96 + 47.47 = \$142.52
\]

Based on benefit in the district, the estimated 2002-2003 assessment will be spread based on the preceding formula.

**Estimated 2002-2003 Assessment**

\[
P_2 = \$253.96
\]
\[
P_1 = \$142.52
\]

**Annexation No. 10 - Westview Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]
\[
A = \frac{1,824.80}{16} = \$114.06 \text{ per lot, per year}
\]

**Annexation No. 11 - New Horizons Phase One**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

   Formula for Assessment

   
   \[
   \text{Assessment} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
   \]

   \[
   $1,045.80 \quad A = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}} = \frac{\$1,045.80}{63} = \$16.60 \text{ per lot, per year}
   \]

   Total developed lot count is 63 lots.

   Estimated Assessment 2002-2003

   \[
   A = \$16.60
   \]

   **Annexation No. 12 - Sunrise Estates Phase Six**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

   Formula for Assessment

   \[
   \text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
   \]

   \[
   1,429.00 \quad A = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}} = \frac{\$1,429.00}{32} = \$44.66 \text{ per lot, per year}
   \]

   Estimated Assessment 2002-2003

   \[
   A = \$44.66
   \]

   **Annexation No. 13 - Prospect Garden**

No Map recorded.
Annexation No. 14 - Wisconsin Manor

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
Assessment \ (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{1,824.69}{8} = \$228.00 \text{ per lot, per year}
\]

Estimated Assessment 2002-2003

\[A = \$228.08\]

Annexation No. 15 - Northpointe Phase II

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
Assessment \ (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{2,816.00}{59} = \$47.72 \text{ per lot, per year}
\]

(Refund check to be issued, \(\frac{2,253}{59} = \$38.18 \text{ per lot}\))

Estimated Assessment 2002-2003
A = $47.72

**Annexation No. 16 - New Horizons Phase II**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
A = \frac{C}{L}
\]

\[
A = \frac{1,803.34}{81} = $22.26 \text{ per lot, per year}
\]

**Estimated Assessment 2002-2003**

A = $22.26

**Annexation No. 17 - TREDC Industrial Park**

Formation will occur in 2002-2003.

**Annexation No. 18 - Westwood Village Mobile Home Park**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
A = \frac{C}{L}
\]

\[
A = \frac{787.35}{1} = $787.36 \text{ per lot, per year}
\]
Estimated Assessment 2002-2003

A = $787.36

**Assessment No. 19 - Castle Woods Phase I Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[ \text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}} \]

\[ A = \frac{\$919.20}{30} = \$30.64 \text{ per lot, per year} \]

Estimated Assessment 2002-2003

A = $30.64

District No. 2 - North Creek Subdivision
2002-2003
(CPI Approved 1998)

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[ \text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}} \]

\[ A = \frac{\$12,611.04}{104} = \$121.26 \text{ per lot} \]

Estimated Assessment 2002-2003
A = $121.26

District No. 3 - New Expressions, Phase 1
CPI Approved 1998

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{\$963.42}{56} = \$17.20 \text{ per lot, per year}
\]

Estimated Assessment 2002-2003

A = $17.20

District No. 4 - River Springs, Phase 1

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of lots (L)}}
\]

\[
A = \frac{\$2,660.61}{51} = 52.17 \text{ per lot, per year}
\]

Estimated Assessment

A = $52.17

District No. 5 - Castle Woods Phase 2
CPI Approved 2002
1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of lots (L)}}
\]

\[
A = \frac{866.52}{19} = 45.60 \text{ per lot, per year}
\]

2002-2003 Estimated Assessment

\[
A = 45.60
\]

**District No. 6 - Creek View**

CPI Approved 1999

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of lots (L)}}
\]

\[
A = \frac{4,129.01}{19} = 217.32 \text{ lot, per year}
\]

2002-2003 Estimated Assessment

\[
A = 217.32
\]

**District No. 7 - Ford Estates Phase 1**

(CPI Approved 1998)

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

Unit Cost = \frac{\text{Cost (C)}}{\text{Number of front feet}}

\text{Phase 1} = \frac{\$2,163.40}{311.72 \text{ feet}} = \$6.94 \text{ per foot}

Ultimate cost to maintain entire Westwood Street frontage:
1,065.95 feet \times $6.94 \text{ per foot} = \$7,397.91

Ultimate cost per lot to maintain entire Westwood Street frontage:

\$7,397.91 = \$67.88 \text{ per lot}
109 \text{ lots}

Estimated Assessment 2002-2003

\$2,163.40 - (\$67.88 \times 20) = \$805.80 = \text{remainder parcel assessment}

Phase 1 Assessment = \$67.88 \text{ per lot}
Remainder Parcel Assessment = \$805.80

\textbf{District No. 8 - River Breeze}
\textbf{2002-2003}

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}

A = \frac{\$4,280.76}{37} = \$115.70 \text{ per lot per year}

Estimated Assessment 2002-2003
A = $115.70

**District No. 9 - Orchard Ridge Phase 3**
**2002-2003**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{\$985.03}{56} = $17.58 \text{ per lot, per year}
\]

Estimated Assessment 2002-2003

A = 17.58

**District No. 10 - Orchard Ridge Phase 4**
**2002-2003**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[
A = \frac{\$305.56}{19} = $16.08 \text{ per lot, per year}
\]

Estimated Assessment 2002-2003

A - $16.08

**District No. 11 - Orchard Ridge Phase 5**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}

A = \frac{\$1,151.92}{76} = \$15.16 \text{ per lot, per year}

Estimated Assessment 2002-2003

A = \$15.16

**District No. 12 - Westwood Estates Unit 5, Phase 2**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}

A = \frac{\$7,368.84}{34} = \$216.72 \text{ per lot, per year}

Estimated Assessment 2002-2003

A = \$216.72

**District No. 13 - River Ranch No. 3 Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

Assessment (A) = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
A = $2,093.49 = $59.82 per lot per year
\[ \frac{35}{1} \]

Estimated Assessment for 2002-2003

A = $59.80

**District No. 14 - River Springs, Phase 2 Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

**Formula for Assessment**

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[ \frac{A = \frac{1,018.01}{50}}{1} = $20.36 \text{ per lot per year} \]

Estimated Assessment for 2002-2003

A = $20.36

**District No. 15 - Meadowood, Phase 1 Subdivision**

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

\[ \frac{A = \frac{6,810.24}{48}}{1} = $141.88 \text{ per lot per year} \]

Estimated Assessment for 2002-2003

A = $141.88

**District No. 16 - New Expressions, Phase 2 Subdivision**
1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
A = \frac{\text{Cost (C)}}{\text{Number of Lots (L)}}
\]

\[A = \frac{\$5,580.07}{54} = $103.34 \text{ per lot per year}\]

Estimated Assessment for 2002-2003

A = $103.34

District No. 17 - Orchard Ridge Phase 6

2002 - 2003

CPI Approved 2001

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[A = \frac{\text{Cost (C)}}{\text{Number of Lots}}\]

\[A = \frac{\$537.59}{32} = $16.80 \text{ per lot, per year}\]

Estimated Assessment for 2002-2003

A = $16.80

District No. 18 - Ohio North

2002 - 2003
The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.

Properly maintained landscaping and lighting benefits all properties in the development.

All lots benefit equally from the landscaping and lighting.

\[
\text{Formula for Assessment}\\
\text{Assessment (A) = } \frac{\text{Cost (C)}}{\text{Number of Lots}}\\
\]

\[
A = \frac{$161.28}{10} = $16.12 \text{ per lot, per year}\\
\]

Estimated Assessment for 2002 - 2003

\[
A = $16.12\\
\]

District No. 19 - Williams Ranch Phase 1

The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.

Properly maintained landscaping and lighting benefits all properties in the development.

All lots benefit equally from the landscaping and lighting.

\[
\text{Formula for Assessment}\\
\text{Assessment (A) = } \frac{\text{Cost (C)}}{\text{Number of Lots}}\\
\]

\[
A = \frac{$5,965.16}{41} = $145.50 \text{ per lot, per year}\\
\]

Estimated Assessment for 2002-2003

\[
A = $145.50\\
\]

District No. 20 - West View Place

The purpose of the landscaping and lighting is to provide a favorable aesthetic
appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

A = $237.92 = $23.80
\[
\frac{10}
\]

Total Assessment for 2002-2003

A = $23.80

District No. 21 - Orchard Ridge Phase 7

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

A = $1,659.06 = $55.30
\[
\frac{30}
\]

Estimated Assessment for 2002-2003

A - 55.30

District No. 22 - Meadowood Phase 2

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.
Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{\$4,755.95}{55} = \$86.47 \text{ per lot, per year}
\]

Estimated Assessment for 2002-2003

\[
A = \$86.47
\]

District No. 23 - River View Estates Phase 3

1. The purpose of the landscaping and lighting is to provide a favorable aesthetic appearance of the area.
2. Properly maintained landscaping and lighting benefits all properties in the development.
3. All lots benefit equally from the landscaping and lighting.

Formula for Assessment

\[
\text{Assessment (A)} = \frac{\text{Cost (C)}}{\text{Number of Lots}}
\]

\[
A = \frac{\$713.36}{23} = \$31.02
\]

Estimated Assessment for 2002-2003

\[
A = \$31.02
\]

Harold A. Hill, City Engineer