

# Dougherty Valley Geologic Hazard Abatement District Agenda

San Ramon City Hall  
Council Chamber  
7000 Bollinger Canyon Road

May 26, 2026  
6:30 PM  
Regular Meeting

Agenda Questions: Please contact the City Clerk's Office at  
(925) 973-2539 or [cityclerk@sanramon.ca.gov](mailto:cityclerk@sanramon.ca.gov).

Please refer to the end of the agenda to review options for participation in the meeting.  
This agenda is posted in accordance with Government Code Section 54954.2(a).

## 1. Call to Order/Roll Call

## 2. Public Comment or Written Communication

At this time, members of the public are encouraged to address the Board on any item not already included in tonight's agenda. Comments should not exceed 3 minutes. During public comment, members of the public are permitted to address the Board on items that are not on the agenda and are within the Board's jurisdiction.

## 3. Consent Calendar

Consent Calendar items are considered routine and are acted upon by the Board with a single action. Members of the audience wishing to provide public input may request that the Board remove the item from the Consent Calendar.

### 3.1. Minutes of the Dougherty Valley Geologic Hazard Abatement District (DV GHAD) Regular Meeting - April 28, 2026

Recommendation: Approve Minutes

## 4. Unfinished Business

### 4.1. Public Hearing: Dougherty Valley Geologic Hazard Abatement District (DV GHAD) - Adopting a Resolution Confirming and Levying the Assessment for the Dougherty Valley Geologic Hazard Abatement District for FY 2026/27 and Adopting the FY 2026/27 DV GHAD Budget

Recommendation: Receive the Report, Open the Public Hearing, Take Public Testimony, Close the Public Hearing, Deliberate, and Approve Resolution DV GHAD No. 2026-003

*Staff Report by Shane Hsieh, City/District Engineer*

## 5. New Business

## 6. Adjournment

## How to View or Participate in the Meeting

The public is invited to participate in the meeting using any of the following methods:

### **In Person:**

Members of the public can provide in-person comments at the meeting. To make a request for disability-related accommodation to participate in the meeting, please contact the City Clerk's Office 48 hours in advance of the meeting at [cityclerk@sanramon.ca.gov](mailto:cityclerk@sanramon.ca.gov).

### **Written Communication by Email:**

Public comments may be submitted via e-mail to [cityclerk@sanramon.ca.gov](mailto:cityclerk@sanramon.ca.gov) at least 2 hours prior to the start time of the meeting. Please include "Public Comment" in the subject line. In the body of the email please include your name and the item you wish to comment on. Written public comment will not be read aloud during the meeting.

### **Attendee Conduct:**

There will be zero tolerance for any person addressing the Committee making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Chair, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Committee unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Committee or the specific agenda item in which you are speaking.

**While the City of San Ramon ensures the First Amendment rights of its citizens, we do not accept nor endorse any offensive or hateful comments made during our meetings. The City of San Ramon celebrates the diversity of our community, and we strive to be a welcoming and open community for all.**

**Minutes of the  
City of San Ramon  
Dougherty Valley Geologic Hazard Abatement District Regular Meeting  
April 28, 2026**

**1. Call to Order/Roll Call**

Mayor Armstrong called the meeting to order at 6:33 p.m.

**Present:**

Chair Mark Armstrong  
Vice Chair Marisol Rubio  
Boardmember Richard Adler  
Boardmember Robert Jweinat  
Boardmember Sridhar Verose

Also in attendance: District Manager Steven Spedowfski, District Council Martin Lysons, District Clerk Joan Snashall, and City/District Engineer Shane Hsieh.

**2. Public Comment or Written Communication**

**3. Consent Calendar**

<b>Result:</b>	<b>Passed [ 5-0-0-0 ]</b>
<b>Mover:</b>	Vice Chair Marisol Rubio
<b>Second:</b>	Boardmember Sridhar Verose
<b>Ayes:</b>	Mark Armstrong, Marisol Rubio, Richard Adler, Robert Jweinat, Sridhar Verose
<b>Nays:</b>	None
<b>Abstentions:</b>	None

3.1. Minutes of the Dougherty Valley Geologic Hazard Abatement District (DV GHAD) Regular Meeting - January 27, 2026

Recommendation: Approve Minutes

**4. Unfinished Business**

**5. New Business**

5.1. Resolution DV GHAD No. 2026-002 — Approve the FY 2026/27 Engineer’s Report and Updated Reserve Fund Study, Adopt a Resolution of Intention to Levy Assessments for FY 2026/27 for DV GHAD, and Set a Public Hearing for May 26, 2026

Recommendation: Approve Resolution DV GHAD No. 2026-002

City/District Engineer Shane Hsieh presented the staff report.

Public comment was received from Elena Formosa.

Vice Chair Marisol Rubio's motion to approve the FY 2026/27 Engineer's Report and Updated Reserve Fund Study, Adopt a Resolution of Intention to Levy Assessments for FY 2026/27 for DV GHAD, and Set a Public Hearing for May 26, 2026 was seconded by Boardmember Sridhar Verose. The motion passed 5-0-0-0.

<b>Result:</b>	<b>Passed [ 5-0-0-0 ]</b>
<b>Mover:</b>	Vice Chair Marisol Rubio
<b>Second:</b>	Boardmember Sridhar Verose
<b>Ayes:</b>	Mark Armstrong, Marisol Rubio, Richard Adler, Robert Jweinat, Sridhar Verose
<b>Nays:</b>	None
<b>Abstentions:</b>	None

## 6. Adjournment

Chair Armstrong adjourned the meeting at 6:53 p.m.

---

Mark Armstrong, Board Chair

**Attest:**

---

Joan Snashall, District Clerk



**Dougherty Valley Geologic Hazard Abatement District  
Staff Report  
Item No. 4.1.**

**Date:** May 26, 2026

**To:** GHAD Board of Directors/District Manager

**From:** Brian Bornstein, Deputy District Manager  
Chen-hsuan (Shane) Hsieh, City/District Engineer

**Subject:** Public Hearing: Dougherty Valley Geologic Hazard Abatement District (DV GHAD) - Adopting a Resolution Confirming and Levying the Assessment for the Dougherty Valley Geologic Hazard Abatement District for FY 2026/27 and Adopting the FY 2026/27 DV GHAD Budget

---

**Executive Summary:**

The purpose of this staff report is to conduct a Public Hearing to confirm the levy of assessments and adopt the budget for the Dougherty Valley Geologic Hazard Abatement District (DV GHAD) for FY 2026/27. An update on DV GHAD activities and land acceptance is included with the financial information and reserve fund projections. Staff has analyzed the reserves and recommends no increase above the current assessment of \$181.69 per residential unit and \$0.0580 per square foot of non-residential area this year. It is anticipated that the assessment level can return to the level prior to the Kami Court Project after FY 2030/31. Staff are working closely with the developers to complete the acceptance of ownership of the majority of the remaining open space in the next several years.

**Recommendation:**

It is the role of the DV GHAD Board of Directors to conduct the Public Hearing and if appropriate, adopt the Resolution confirming and levying the assessment for the Dougherty Valley Geologic Hazard Abatement District for FY 2026/27 and adopting the FY 2026/27 DV GHAD Budget.

**Background:**

The Dougherty Valley Geologic Hazard Abatement District (DV GHAD) was formed in 1990 to include the West Branch area, pursuant to the Public Resources Code of the State of California, Section 26500. Resolution No. 90-106, adopted by the City Council on July 10,

1990, ordered the formation of Geologic Hazard Abatement District No. 1990-01, and designated the City Council as the Board of Directors and the District Officers as follows:

District Manager – City Manager

Deputy District Manager – City Public Works Director (appointed December 9, 2025)

District Counsel – City Attorney

District Treasurer – City Finance Director (appointed December 9, 2025)

District Engineer – District Engineer

District Clerk – City Clerk

Initially, Shapell Industries, Inc., developers of the West Branch project, performed the DV GHAD maintenance activities. The DV GHAD assessments began in FY 1995/96 with the City Council, acting as the DV GHAD Board of Directors, adopting Resolution No. 95-64. This Resolution levied a \$100 per residential unit assessment and a \$0.032 per non-residential square foot assessment for FY 1995/96 and established an assessment limit of \$250 per residential unit per year and \$0.10 per non-residential square foot per year.

In 1997, the DV GHAD Board completed the annexation of Gale Ranch/Shapell Industries, Inc., and Windemere/Windemere Ranch Partners into the DV GHAD. On July 22, 1997, the Board adopted Resolution No. 97-112, approving the annexation of Gale Ranch into the DV GHAD. Following a public meeting, a public hearing, and a majority vote in favor of the assessment limit, the Board adopted Resolution No. 97-113 on July 22, 1997, establishing an annual assessment limit of \$250 per residential unit and \$0.10 per square foot for non-residential property. On September 23, 1997, the Board adopted Resolution No. 97-126, approving the annexation of Windemere into the DV GHAD. Subsequently, on April 24, 2007, the DV GHAD Board adopted Resolution No. 2007-78 annexing Old Ranch Summit, and on March 11, 2008, the DV GHAD Board adopted Resolution No. 2008-50, annexing the Silva Property. A minor annexation of the 10.4-acre South Bollinger Canyon Road Remainder Parcel was approved by the DV GHAD Board on February 28, 2012, through Resolution No. 2012-04. The limits of the DV GHAD are shown in the Draft Engineer's Report for the DV GHAD (Attachment B, Appendix A).

On April 28, 2026, the DV GHAD Board approved Resolution DV GHAD No. 2026-002, adopting a Resolution of Intent to levy and collect assessments within the DV GHAD for Fiscal Year 2026/27 and setting a public hearing for May 26, 2026.

**Discussion:**

The purpose of forming the DV GHAD is to provide a funding mechanism to prevent, mitigate, abate, or control a geologic hazard; and to mitigate or abate structural hazards that are partly or wholly caused by geologic hazards. A geologic hazard, as defined by the Public Resources Code, is an actual or threatened landslide, land subsidence, soil erosion, earthquake, fault movement, or any other natural or unnatural movement of land or earth.

## Maintenance and Repair Budget

To accommodate the demands of both storm damage repairs and fire fuel abatement required since 2023, the DV GHAD allocated and increased the maintenance and repair budget to \$1,050,000 and \$750,000 in FY 2023/24 and 2024/25, respectively. Following the more moderate rainy season spanning 2024 to 2025, the budget was adjusted to \$525,000 in FY 2025/26 and \$541,000 this fiscal year, an amount that should be sufficient to support routine maintenance activities and ongoing fire fuel abatement needs.

In response to residents' concerns regarding fire hazards, particularly following significant wildfire events in California in recent years, staff increased weed mowing efforts and expanded tree and brush trimming operations in DV GHAD's designated weed abatement zones. Future costs for these services are expected to rise in alignment with market-driven labor and contracting increases.

## Kami Court Landslide

In 2020, the DV GHAD appropriated \$5.5M from the Reserve to address the landslide and completed the majority of the Kami Court Landslide Repair Project (CIP 400003). The landslide was an order of magnitude larger than any previous repairs undertaken by the DV GHAD and had a substantial impact on the DV GHAD's reserve fund. To date, \$5.1M has been spent on the Project.

The DV GHAD has been active monitoring instruments in the area to check for any on-going movement. Some minor movement in the mid- to upper-slope area away from homes had been detected after the heavy rains in Winter 2022-2023, but the area has stabilized in the following years.

Approximately \$313,000 is available in the Project. Staff will continue to monitor the area in the following years and conduct minor repairs, as needed.

## Other Activities

The following activities are anticipated to occur in FY 2026/27:

- Accept ownership and maintenance responsibilities for additional parcels that may be offered by the Dougherty Valley developers.
- Update the Reserve Fund Study to coincide with the current construction projections in Dougherty Valley.
- Manage the Agricultural Lease Agreement with RJN, dba H&N Enterprises as well as cell tower access leases.
- Continue annual monitoring and maintenance of existing DV GHAD property.
- Perform DV GHAD maintenance activities in accordance with the DV GHAD Plan of Control, updated and approved by the DV GHAD Board on September 22, 2009. These maintenance activities include weed abatement; maintenance of debris

benches, concrete drainage ditches, and subsurface drainage systems with slope stabilization; and erosion protection and sediment removal, as necessary.

- Coordinate with San Ramon Valley Fire Protection District (SRVFPD) to review the weed abatement zones and reduce fire path and increase fire safety.
- Respond to extreme weather events.
- Continue monitoring and responding to any landslides and/or other geologic hazard events, as needed.

Toll Brothers, Inc. has initially indicated that they intend to turn over all the remaining open space owned by them to the DV GHAD in FY 2020/21. Staff prepared a checklist of areas to improve or repairs to complete and met with the developer to review the checklist. Toll Brothers has completed most of the work, but some complications regarding parcel boundaries and easements remain to be resolved before the parcel can be transferred.

The status of the DV GHAD ownership of open space is as follows:

<b>Area</b>	<b>Area currently DV GHAD-owned and maintained (acres)</b>	<b>Approximate area anticipated to be offered by the developer (acres)</b>	<b>Approximate total open space that may be offered to the DV GHAD (acres)</b>
West Branch	238	0	238
Gale Ranch	647	652	1,299
Windemere	1,247	20	1,267
Old Ranch Summit	90	0	90
Silva Property*	0	0	0
Bollinger Canyon – Remainder Parcel	6	0	6
<b>Total</b>	<b>2,228</b>	<b>672</b>	<b>2,900</b>

\* There are currently no plans for the DV GHAD to take ownership of any parcels within the Silva Property area.

### Regulatory Agencies and the DV GHAD

The DV GHAD was intended to provide partial funding for the Dougherty Valley open space and selected creeks. The Dougherty Valley Specific Plan states that these areas were intended as an amenity for the residents.

As part of the development process, Windemere/Windemere Ranch Partners and Shapell Industries, Inc. were required to obtain regulatory permits from the Army Corps of Engineers, Environmental Protection Agency, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and the Regional Water Quality Control Board. All of these agencies have regulatory jurisdiction over the Dougherty Valley development because of impacts on creeks and habitat for endangered species (i.e., red-legged frog and kit fox). These regulatory agencies, as part of the permitting process, required the developers to provide additional mitigation measures as a condition of their permits.

These mitigation measures have resulted in changes, limitations, and prohibitions for some of the originally planned uses for the creeks and open spaces. The regulatory agencies have set requirements for the City and the DV GHAD, if and when they become responsible for these areas, to ensure the maintenance and monitoring of these mitigation areas, which includes all the creeks and open space of Dougherty Valley in perpetuity. Mitigating the concerns by the conservation holder for the Windermere Ranch area (Center for Natural Lands Management – CNLM) had a significant increase in the costs of the Kami Court landslide repair. Discussion with the CNLM also revealed areas of potential long-term partnership, in particular with the maintenance of mitigation ponds in the Hidden Valley area. Partnering to maintain these facilities may provide the DV GHAD with greater flexibility in responding to any future events while enhancing the long-term environmental benefits in the area. The City and the DV GHAD will need to continue to define areas of responsibility and levels of service for these Dougherty Valley mitigations through discussions with the regulatory agencies, developers, and Contra Costa County.

#### Compliance with the “Right to Vote on Taxes Act” (Proposition 218)

In FY 1996/97, staff reviewed the DV GHAD and the requirements of the “Right to Vote on Taxes Act.” The original DV GHAD that was established for the West Branch area complied with an exemption found in section 5(b) of the Act:

*“Any assessment imposed pursuant to a petition signed by the persons owning all the parcels subject to the assessment at the time the assessment was initially imposed. Subsequent increases in said assessment shall be subject to the procedures and approval process set forth in Section 4.”*

As part of the process to annex Gale Ranch, Windemere, Old Ranch Summit, and the Silva Property into the DV GHAD, the DV GHAD conducted mailed ballot election processes to adopt an assessment limit of \$250 per residential unit per year and \$0.10 per square feet of non-residential property per year. There was a majority voter approval to confirm these assessment limits.

Section 53753.5 (a) of the California Government Code states:

*“If an agency has complied with the notice, protest, and hearing requirements of Section 53753, or if an agency is not required to comply with those requirements because the assessment is exempt from the procedures and approval process set forth in Section 4 of Article XIID of the California Constitution, then those requirements shall not apply in subsequent fiscal years unless the assessment methodology is changed to increase the assessment, or the amount of that assessment is proposed to exceed an assessment formula or range of assessments adopted by an agency in accordance with Article XIID of the California Constitution.”*

Since the proposed FY 2026/27 assessment falls within the assessment limits of \$250 per residential unit and \$0.10 per square foot of non-residential property, a mailed ballot election process is not required.

However, Public Resources Code Section 26652, Geologic Hazard Abatement Districts, requires a mailing annually noticing property owners within the DV GHAD. This code section states the following:

*“The board of directors shall cause a notice of the adoption of the Resolution described in Section 26651 to be mailed by first class mail to each owner of real property within the district as shown on the last equalized assessment roll of the county.”*

Subsequent to this action, if approved by the DV GHAD Board, District staff will mail the Public Hearing notice to all property owners within the DV GHAD a minimum of 14 days prior to the Public Hearing.

On May 12, 2026, there were 8,968 Public Hearing notices mailed to each property owner within the DV GHAD boundaries. As of May 18, 2026, staff received one phone call asking whether this is a new fee. Staff clarified that it is an existing annual assessment, unchanged for the past five fiscal years. An update regarding any additional comments will be presented to the DV GHAD Board at the Public Hearing on May 26, 2026.

**Fiscal Impact:**

The recommended actions are necessary steps for the levy of assessments of properties to fund the DV GHAD. The associated costs, as well as revenues from this levy will be included in the proposed FY 2026/27 services. The proposed FY 2026/27 budget is described in the Engineer’s Report (Attachment B, Section V) and is summarized as follows:

**Current and Anticipated DV GHAD Revenues and Expenditures**

	<b>FY 2025/26 Adopted Budget</b>	<b>FY 2025/26 Projected Actual</b>	<b>FY 2026/27 Proposed Budget</b>
Beginning Balance	\$16,008,885	\$17,179,164	\$18,735,828
Total Revenue	\$2,452,492	\$2,535,445	\$2,570,256
No. of Residential Units	11,832 units	11,832 units	11,832 units
Non-Residential S.F.	1,176,817	1,176,817	1,176,817
Expenditures	(\$923,515)	(978,781)	(\$1,068,026)

Note: 1. Revenues are based on an assessment rate of \$181.69 per residential unit and \$0.058 per building square foot non-residential area.

Reserve Fund Study Update

The DV GHAD Reserve Fund Study was completed in 2003. The Study recommends that the DV GHAD accumulate a Reserve Fund of \$8M (2003 dollars; \$13,857,263 in 2024 dollars) in 40 years. Amongst other factors, the Study assumed the occurrence of significant landslide events costing \$1M (2003 dollars; \$1.8M in 2026 dollars) every 10 years. The Study was also based on the number of assessed units, property values, and geologic risk, as well as assumptions regarding routine maintenance, management and monitoring costs. The recommended reserve amounts would allow the DV GHAD to repair the largest anticipated event within the DV GHAD (at \$8M in 2003 dollars), while still having funds to continue its other maintenance and monitoring functions.

Staff completed their annual review of the current Reserve Fund Study and have incorporated the following revisions, which affect the reserve amounts:

- Inflation factor – The initial Study assumed an overall inflation factor of 3%. For the current Study, it is assumed that the short-term inflation factor is the average inflation in the previous 10 years, or 3.31% for FY 2026/27, but long-term inflation factor will eventually return to 3% in 10 years.
- Return on Investment – The return on investment is estimated with the average rate of return in the previous 10 years, or approximately 1.62% for FY 2026/27.

The 2003 Study was based in part on an initial assessment rate of \$100 per residential unit and \$0.03 per square foot of non-residential area for FY 2002-2003. The Study also assumed that the assessments would increase at the rate of 1% per year for approximately

five years. However, further analysis indicated that if this assessment rate was to continue, the recommended reserve amounts would not be met, creating a Reserve Fund goal shortfall of approximately \$49,701,023 (-\$21,975,693 in 2003 dollars) in 40 years. In order to avoid this, the DV GHAD Board approved an increase of the rate to 4% per year, starting in FY 2006/07, and lasting for approximately 16 years until 2022/23 with a 3% increase in year 17 until at an assessment rate of \$198.76 per residential unit per year and \$0.0636 per square foot of non-residential area. This increase was suspended for one year in FY 2009/10 based on analysis that indicated that due to lower-than-expected costs; a suspension would still allow the DV GHAD to meet the Reserve Fund goals. At that time, this resulted in a maximum projected per unit assessment rate of \$191.12 and \$0.0611 per square foot non-residential rate in FY 2022/23.

The Kami Court Landslide Repair Project had a substantial impact on the DV GHAD's Reserve Fund. Because the DV GHAD Board has previously expressed a desire to maintain a conservative approach with regard to long-term sustainable financing, staff analyzed the Reserve Fund to determine an appropriate amortization of this cost. The analysis focused on determining the assessment necessary to return the Reserve Fund to previous target levels within 10 years and indicated that an assessment amount of \$200.00 per unit for residential and \$0.0640 per square foot for commercial properties will achieve this goal within approximately ten (10) years while keeping all other assumptions constant. As recommended by the Finance Committee, staff recommended a two-step increase, with the first step being an increase to \$181.69 per residential unit, and \$0.0580 per square foot for non-residential space for FY 2020/21. Since then, because of the volatile economy associated with the COVID-19 Pandemic and high fuel costs associated with the war in Ukraine, staff recommended to maintain the assessment level and postpone the second step of the increase in the last five fiscal years.

### *Return on Investment*

The return on investment that the DV GHAD receives on its reserves plays a major role in the setting of assessment rates and the long-term fiscal stability of the DV GHAD. Because the DV GHAD's ability to adjust assessments is capped at \$250 per residential unit, in the long term, the DV GHAD may be partially dependent on returns on investment to finance operations. This could require the establishment of a large reserve. However, in recent years, the return on investment has been volatile, ranging from -2.6% to 5.1%. To obtain a more stable and reliable prediction, the return of investment is estimated with the average of actual return in the previous 10 years. For FY 2026/27, the returns are estimated to be 1.62%.

### *Reserve Fund Study and Revised Assessment Levels*

The attached Reserve Fund Study (Appendix C) spreadsheet is based on the analysis described above. A graph is attached to the Study comparing the predicted reserves based on: 1) the Reserve Goal; 2) the 2023 Study; 2) the last fiscal year, or FY 2025/26's projection; 3) the projection in the updated Study, with current assessment level but return to the level prior to Kami Court Project after FY 2030/31. Based on these projections,

keeping the current assessment level at this time appears to keep the reserve at a reasonable level. Staff recommends keeping the current assessment rates at \$181.69 per residential unit and \$0.0580 per square foot of non-residential area. These rates fall within the assessment limits of \$250 per residential unit and \$0.10 per square foot of non-residential building square footage, respectively.

The 2003 Reserve Fund Study included a line item for major landslide repairs once every 10 years at a cost of \$1M per occurrence. Maintaining the once every 10-year cost associated with a major landslide event caused major spikes in the budget. Beginning in FY 2016/17, the major landslide projected cost, as adjusted for inflation, has been distributed over the 10-year period to represent an annual cost in order to smooth out spikes in the budget.

	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>Maximum Assessment</b>
Residential assessment (per residence)	\$181.69	\$181.69	\$250
Non-residential assessment (per square foot)	\$0.058	\$0.058	\$0.10

**Alternative Option(s):**

The Board may choose to reject the Resolution levying the assessments for FY 2026/27. However, this would prevent District staff from filing the final Engineer’s Report and submitting the assessment roll to Contra Costa County. Consequently, the DV GHAD will forfeit all assessment revenue for FY 2026/27. All operational expenditures would need to be drawn from the DV GHAD’s Reserve Fund.

**Next Steps:**

Following approval by the Board of Directors, District staff will file the DV GHAD FY 2026/27 Engineer’s Report and submit the assessment roll to the Contra Costa County Assessor’s Office prior to the August 10, 2026 deadline. The DV GHAD budget will be incorporated into the City of San Ramon’s final budget document for FY 2026/27.

**Attachment(s):**

- A. Resolution DV GHAD No. 2026-003
- B. DV GHAD Engineer’s Report FY 2026/27

**RESOLUTION DV GHAD NO. 2026-003**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON  
ACTING AS THE BOARD OF DIRECTORS OF THE  
DOUGHERTY VALLEY GEOLOGIC HAZARD ABATEMENT DISTRICT  
(DV GHAD)**

**CONFIRMING AND LEVYING THE ASSESSMENT FOR THE  
DOUGHERTY VALLEY GEOLOGIC HAZARD ABATEMENT DISTRICT  
FOR FISCAL YEAR 2026/27, AND ADOPTING THE  
FISCAL YEAR 2026/27 DV GHAD BUDGET**

(Pursuant to the California Public Resources Code Section 26500 et seq.)

**WHEREAS**, pursuant to the California Public Resources Code Section 26500 et. seq., the City Council, acting as the Board of Directors (Board), directed the District Engineer, Engineer of Work for Dougherty Valley San Ramon Geologic Hazard Abatement District (DV GHAD) to prepare and file an annual report for Fiscal Year 2026/27; and

**WHEREAS**, the Engineer of Work filed the annual report, and the Board adopted its Resolution of Intent to levy and collect assessments within the DV GHAD for Fiscal Year 2026/27 (Resolution DV GHAD No. 2026-002) on April 28, 2026; and

**WHEREAS**, prior to May 12, 2026, Public Hearing notices were mailed to DV GHAD property owners providing a budget overview, describing the proposed assessment rate increase, and announcing May 26, 2026, as the Public Hearing date; and

**WHEREAS**, on May 26, 2026, the City Council, acting as the Board of Directors, conducted a Public Hearing regarding the levy of the proposed assessment in the City of San Ramon's City Council Chamber, at 7000 Bollinger Canyon Road, San Ramon, CA 94583; and

**WHEREAS**, the Board offered every interested person an opportunity to make a protest to the annual report either in writing or orally at the Public Hearing and the Board has considered each protest.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board hereby confirms the annual report of the Engineer of Work and hereby orders the levy and collection of an assessment of \$181.69 per residential unit and \$0.058 per square foot of non-residential building space for Fiscal Year 2026/27.

**BE IT FURTHER RESOLVED**, that the Board hereby approves the Fiscal Year 2026/27 proposed DV GHAD Budget totaling \$978,781, as summarized in the DV GHAD Engineer's Report adopted on April 28, 2026.

**PASSED, APPROVED, AND ADOPTED**, at the meeting of May 26, 2026, by the following votes:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Mark Armstrong, Board Chair

**ATTEST:**

---

Joan Snashall, District Clerk

**Fiscal Year 2026/27**

**ENGINEER'S REPORT**

**DOUGHERTY VALLEY  
GEOLOGIC HAZARD ABATEMENT DISTRICT**



**TABLE OF CONTENTS**

CERTIFICATION OF FILING ..... 3

I. BACKGROUND ..... 5

II. DOUGHERTY VALLEY GEOLOGIC HAZARD ABATEMENT DISTRICT  
DIAGRAM ..... 5

III. SERVICE LEVELS ..... 5

IV. DESCRIPTION OF THE DV GHAD IMPROVEMENTS ..... 6

V. PROPOSED FY 2026/27 BUDGET ..... 7

VI. ASSESSMENT METHODOLOGY ..... 8

VII. ASSESSMENT ROLL ..... 8

VIII. ASSESSMENT LIMIT - BUDGET PROJECTION ..... 8

**APPENDICES**

APPENDIX A - DISTRICT MAP

APPENDIX B - UPDATED BUDGET PROJECTION

APPENDIX C - UPDATED RESERVE FUND STUDY and GRAPH

# **ENGINEER'S REPORT**

## **DOUGHERTY VALLEY GEOLOGIC HAZARD ABATEMENT DISTRICT**

**(Pursuant to the Public Resources Code of the State of California, Section 26500 et seq.)**

### **CERTIFICATION OF FILING**

Chen-hsuan Hsieh, District Engineer of the Dougherty Valley Geologic Hazard Abatement District (DV GHAD), San Ramon, Contra Costa County, California, makes this Report as directed by the DV GHAD Board of Directors. The DV GHAD is intended to provide geologic hazard improvements within the West Branch, Gale Ranch, Windemere, Old Ranch, and Silva Property areas, and to levy and collect assessments sufficient to pay for those improvements. This report is to levy the assessment for Fiscal Year July 1, 2026 to June 30, 2027.

The improvements, which are the subject of this report, are briefly described as follows:

*"Improvement" means any activity necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard, including, but not limited to the acquisition of property or any interest therein, construction, or the maintenance, repair, or operation of any improvement, or the issuance and servicing of bonds issued to finance any of the foregoing.*

This report consists of the following eight (8) parts:

- I. BACKGROUND
  - II. DOUGHERTY VALLEY GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM
  - III. SERVICE LEVELS
  - IV. DESCRIPTION OF DV GHAD IMPROVEMENTS
  - V. PROPOSED FY 2026/27 BUDGET
  - VI. ASSESSMENT METHODOLOGY
  - VII. ASSESSMENT ROLL
  - VIII. ASSESSMENT LIMIT – BUDGET PROJECTION
-

The undersigned respectfully submits the enclosed Engineer's Report as directed by the Dougherty Valley Geologic Hazard Abatement District Board of Directors, the City Council of the City of San Ramon.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Chen-hsuan Hsieh, P.E., District Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Joan Snashall, District Clerk  
Dougherty Valley Hazard Abatement District  
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the Dougherty Valley GHAD Board of Directors, the City Council of the City of San Ramon, California, on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Joan Snashall, District Clerk  
Dougherty Valley Geologic Hazard Abatement District  
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Joan Snashall, District Clerk  
Dougherty Valley Geologic Hazard Abatement District  
Contra Costa County, California

**ENGINEER'S REPORT**  
**DOUGHERTY VALLEY**  
**GEOLOGIC HAZARD ABATEMENT DISTRICT**  
**Fiscal Year 2026/27**

**I. BACKGROUND**

The Dougherty Valley Geologic Hazard Abatement District (DV GHAD) was formed in 1990 in accordance with the Public Resources Code of the State of California, Section 26500 et seq. Originally, the DV GHAD included the West Branch area of the City of San Ramon, located at Crow Canyon and Dougherty Roads. In 1997, the DV GHAD was expanded to include both Gale Ranch and Windemere in Dougherty Valley. Annexation of the Old Ranch Summit subdivision into the DV GHAD occurred in April 2007 and annexation of the Silva Property occurred in March 2008. A minor annexation of the 10.4-acre South Bollinger Canyon Road Remainder Parcel was approved by the DV GHAD Board on February 28, 2012 through Resolution DV GHAD No. 2012-04.

**II. DOUGHERTY VALLEY GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM**

The Diagram for the DV GHAD is shown in Appendix A and delineates the assessment district boundary.

**III. SERVICE LEVELS**

The DV GHAD provides for activity that is necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard including, but not limited to, the acquisition of property or any interest therein, construction, or the maintenance, repair, or operation of any improvement, or the issuance and servicing of bonds issued to finance any of the foregoing.

The District will provide the following services in FY 2026/27:

1. Provide oversight of the DV GHAD.
2. Work with the County Assessor's Office to place the annual assessments for collection on the property tax rolls.
3. Retain the services of a geotechnical consultant, as needed, to undertake site inspections or conduct inspections using City of San Ramon staff. The inspections shall take place in October, prior to the first significant rainfall, and in early May at the end of the rainy season. The frequency of the inspections may increase depending upon the intensity and recurrence of rainfall within mid-winter site inspections, as necessary during heavy rainfall years.

4. Perform DV GHAD maintenance activities in accordance with the DV GHAD Plan of Control, updated and approved by the DV GHAD Board on September 22, 2009. These maintenance activities include weed abatement, maintenance of debris benches, concrete drainage ditches, and subsurface drainage systems with slope stabilization, erosion protection and sediment removal, as necessary.
5. Respond to landslides and other geologic hazard events, as needed.
6. Prepare annual DV GHAD budgets.
7. Continue evaluating the appropriate Reserve Fund and the assessment rate, based on the Reserve Fund Study, approved by the DV GHAD Board on April 22, 2003.
8. Acquire the open space parcels in accordance with the DV GHAD Annexation Agreements.
9. Manage the agricultural lease agreement, as appropriate.
10. Manage cellular telephone lease agreements.
11. Evaluate DV GHAD annexation proposals, if requested.

#### **IV. DESCRIPTION OF THE DV GHAD IMPROVEMENTS**

The limits of the DV GHAD are shown in Appendix A. The DV GHAD boundary encompasses approximately 5,850 acres predominantly on the east side of the San Ramon Valley in south-central Contra Costa County. Of this, approximately 2,900 acres is open space. Improvements are described in detail in the updated Plan of Control prepared for Geologic Hazard Abatement District No. 1990-01, dated August 28, 2009 and approved by the Board on September 22, 2009. In general, improvements include: debris benches; drainage systems including v-ditches, public storm drain inlets and outlets, subdrains, and surface drains; instruments such as piezometer and inclinometers; dewatering pumps; access roads/trails; and perimeter fencing. At the time of preparation of this report, the DV GHAD owned approximately 2,228 acres of open space out of an anticipated final total of 2,900 acres, or approximately 80% of the anticipated total.

## V. PROPOSED FY 2026/27 BUDGET

The proposed FY 2026/27 budget is as shown below in Table 1.

**Table 1**

	FY 2025-26		FY 2026-27
	Adopted Budget	Projected Actual	Proposed Budget
<b>Beginning Fund Balance</b>	\$ 16,008,885	\$ 17,179,164	\$ 18,735,828
<b>Income</b>			
Assessments (1)	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011
Interest	\$ 188,068	\$ 269,591	\$ 304,402
Agreement Revenue (2)	\$ 41,293	\$ 41,843	\$ 41,843
Other Income	\$ 5,120	\$ 6,000	\$ 6,000
<b>Total Income</b>	\$ 2,452,492	\$ 2,535,445	\$ <b>2,570,256</b>
<b>Expenditures</b>			
Staff and Administration Allocation	\$ 322,067	\$ 327,333	\$ 442,978
GHAD Monitoring and Consultants	\$ 57,000	\$ 107,000	\$ 60,000
Slope Stabilization	\$ -		\$ -
Maintenance and Repairs	\$ 525,000	\$ 525,000	\$ 541,000
Geotech Instrument Monitoring	\$ -	\$ -	\$ -
Vehicle Maintenance and Operation	\$ 2,780	\$ 2,780	\$ 2,780
GHAD Association and Misc	\$ 6,668	\$ 6,668	\$ 7,268
Supplies and Mailings	\$ 10,000	\$ 10,000	\$ 14,000
<b>Total Expenditures</b>	\$ 923,515	\$ 978,781	\$ <b>1,068,026</b>
Major Repairs for reserve fund planning		\$ -	\$ 178,644
Total Expenditures for reserve fund planning			\$ 1,246,670
<b>Ending Fund Balance (including major repairs)</b>	\$ 17,537,862	\$ 18,735,828	\$ <b>20,059,414</b>

- (1) Assessment is based on \$181.69 per residential unit and \$0.058 per building square foot non-residential  
(2) Agreement Revenue includes Agricultural Lease Agreement and cell tower access leases.

Major repairs are included in the budget only when known to exist and in either the current or following year. They are, however, included in the reserve fund study on an annualized basis. For this reason, the ending fund balance in the budget and reserve fund study are not the same.

## **VI. ASSESSMENT METHODOLOGY**

The improvements as described in Section IV are distributed throughout the DV GHAD. Maintenance and protection of these improvements provide a special benefit to all property owners within the DV GHAD. The District Engineer hereby find that the properties within the District receive approximately equal special benefit from the work and improvements within the DV GHAD. As a result, the DV GHAD assessment is distributed among all property owners within the DV GHAD.

Residential units are assessed on an equal basis. Non-residential units are assessed based on the actual size of the building located on the parcel. For Fiscal Year 2026/27 the assessment amount of \$181.69 per unit for residential and \$0.0580 per square foot of non-residential property is proposed in accordance with the updated Reserve Fund Study approved by the Board.

## **VII. ASSESSMENT ROLL**

The following is a summary of information that will be included in the Assessment Roll that because of its length is filed separately with the District Clerk. This information includes the following:

1. Property Description - Assessor Parcel Number
2. FY 2026/27 Assessment Amount

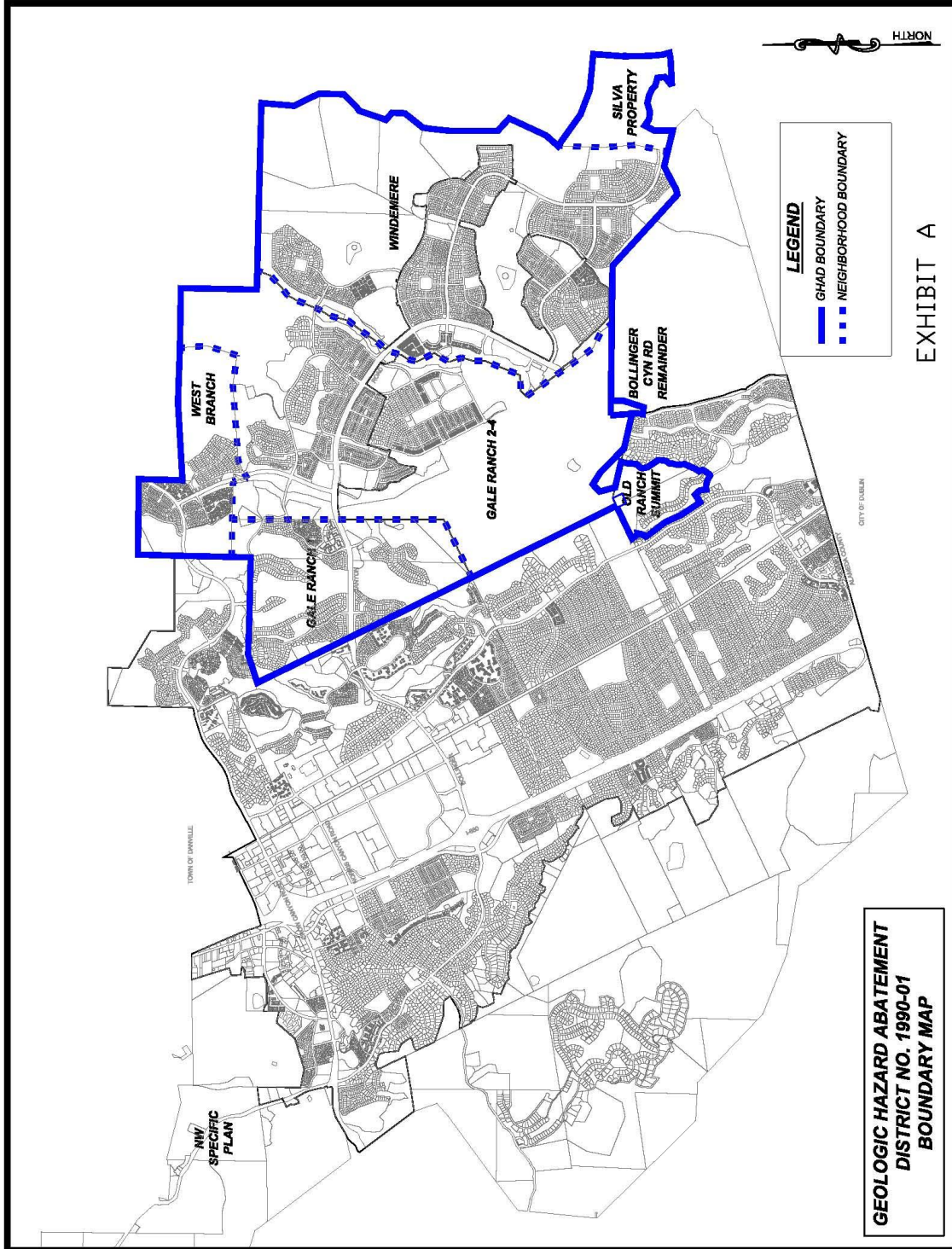
## **VIII. ASSESSMENT LIMIT - BUDGET PROJECTION**

The assessment limit for the entire DV GHAD is \$250 per equivalent residential unit and \$0.10 per square foot for non-residential property. The current budget projection is described in Appendix B and a spreadsheet that projects the revenues and expenditures of the DV GHAD to the Year 2061 is included in Appendix C.

**APPENDIX A**

**DOUGHERTY VALLEY**

**GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM**



## APPENDIX B

### UPDATED RESERVE FUND STUDY

#### **Background**

The DV GHAD Reserve Fund Study was completed in 2003. The Study recommends that the DV GHAD accumulate a Reserve Fund of \$8M (2003 dollars; \$13,857,263 in 2024 dollars) in 40 years. Amongst other factors, the Study assumed the occurrence of significant landslide events costing \$1M (2003 dollars; \$1.8M in 2026 dollars) every 10 years. The Study was also based on the number of assessed units, property values, and geologic risk, as well as assumptions regarding routine maintenance, management and monitoring costs. The recommended reserve amounts would allow the DV GHAD to repair the largest anticipated event within the DV GHAD (at \$8M in 2003 dollars), while still having funds to continue its other maintenance and monitoring functions.

Staff completed its annual review of the current Reserve Fund Study and has incorporated the following revisions, which affect the reserve amounts:

- ◆ Inflation factor – The initial Study assumed an overall inflation factor of 3%. For the current Study, it is assumed that the short-term inflation factor is the average inflation in the previous 10 years, or 3.31% for FY 2026/27, but long-term inflation factor will eventually return to 3% in 10 years.
- ◆ Return on Investment – The return on investment is estimated with the average rate of return in the previous 10 years, or approximately 1.62% for FY 2026/27.

The 2003 Study was based in part on an initial assessment rate of \$100 per residential unit and \$0.03 per square foot of non-residential area for FY 2002-2003. The Study also assumed that the assessments would increase at the rate of 1% per year for approximately five years. However, further analysis indicated that if this assessment rate was to continue, the recommended reserve amounts would not be met, creating a Reserve Fund goal shortfall of approximately \$49,701,023 (-\$21,975,693 in 2003 dollars) in 40 years. In order to avoid this, the DV GHAD Board approved an increase of the rate to 4% per year, starting in FY 2006/07, and lasting for approximately 16 years until 2022/23 with a 3% increase in year 17 until at an assessment rate of \$198.76 per residential unit per year and \$0.0636 per square foot of non-residential area. This increase was suspended for one year in FY 2009/10 based on analysis that indicated that due to lower-than-expected costs; a suspension would still allow the DV GHAD to meet the Reserve Fund goals. At that time, this resulted in a maximum projected per unit assessment rate of \$191.12 and \$0.0611 per square foot non-residential rate in FY 2022/23.

The Kami Court Landslide Repair Project had a substantial impact on the DV GHAD's Reserve Fund. Because the DV GHAD Board has previously expressed a desire to maintain a conservative approach with regard to long-term sustainable financing, staff analyzed the Reserve Fund to determine an appropriate amortization of this cost. The analysis focused on determining the assessment necessary to return the Reserve Fund to previous target levels within 10 years and indicated that an assessment amount of \$200.00 per unit for residential and \$0.0640 per square

foot for commercial properties will achieve this goal within approximately ten (10) years while keeping all other assumptions constant. As recommended by the Finance Committee, staff recommended a two-step increase, with the first step being an increase to \$181.69 per residential unit, and \$0.0580 per square foot for non-residential space for FY 2020/21. Since then, because of the volatile economy associated with the COVID-19 Pandemic and high fuel costs associated with the war in Ukraine, staff recommended to maintain the assessment level and postpone the second step of the increase in the last five fiscal years.

## **Current Analysis**

### *Return on Investment*

The return on investment that the DV GHAD receives on its reserves plays a major role in the setting of assessment rates and the long-term fiscal stability of the DV GHAD. Because the DV GHAD's ability to adjust assessments is capped at \$250 per residential unit, in the long term, the DV GHAD may be partially dependent on returns on investment to finance operations. This could require the establishment of a large reserve. However, in recent years, the return on investment has been volatile, ranging from -2.6% to 5.1%. To obtain a more stable and reliable prediction, the return of investment is estimated with the average of actual return in the previous 10 years. For FY 2026/27, the returns are estimated to be 1.62%.

### *Maintenance and Repair Budget*

To accommodate the demands of both storm damage repairs and fire fuel abatement required since 2023, the DV GHAD allocated and increased maintenance and repair budget of \$1,050,000 and \$750,000 in FY 2023/24 and 2024/25, respectively. Following the more moderate rainy season spanning 2024 to 2025, the budget was adjusted to \$525,000 in FY 2025/26 and \$541,000 the upcoming fiscal year, an amount that should be sufficient to support routine maintenance activities and ongoing fire fuel abatement needs.

In response to residents' concerns regarding fire hazards, particularly following significant wildfire events in California in recent years, staff increased weed mowing efforts and expanded tree and brush trimming operations in DV GHAD's designated weed abatement zones. Future costs for these services are expected to rise in alignment with market-driven labor and contracting increases.

### *Reserve Fund Study and Revised Assessment Levels*

The attached Reserve Fund Study (Appendix C) spreadsheet is based on the analysis described above. A graph is attached to the Study comparing the predicted reserves based on: 1) the Reserve Goal; 2) the 2023 Study; 2) the last fiscal year, or FY 2025/26's projection; 3) the projection in the updated Study, with current assessment level but return to the level prior to Kami Court Project after FY 2030/31. Based on these projections, keeping the current assessment level at this time appears to keep the reserve at a reasonable level. Staff recommends keeping the current assessment rates at \$181.69 per residential unit and \$0.0580 per square foot of non-residential area. These rates fall within the assessment limits of \$250 per residential unit and \$0.10 per square foot of non-

residential building square footage, respectively.

The 2003 Reserve Fund Study included a line item for major landslide repairs once every 10 years at a cost of \$1M per occurrence. Maintaining the once every 10-year cost associated with a major landslide event caused major spikes in the budget. Beginning in FY 2016/17, the major landslide projected cost, as adjusted for inflation, has been distributed over the 10-year period to represent an annual cost in order to smooth out spikes in the budget.

**APPENDIX C**

**UPDATED RESERVE FUND STUDY and GRAPH**

DV GHAD FY 2026/27 Updated Reserve Fund Study

INCOME	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROJECTED	PROPOSED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	
Fiscal Year Start	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fiscal Year End	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035

PROJECTED OR ESTIMATED

Cumulative Units	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832
Non-Residential space, sq ft	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817
Per Unit Assessment	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37
Non-Residential space assessment	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052
Assessment Income	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 2,218,011	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188
Earnings	\$269,590.53	\$304,402.01	\$353,215.87	\$405,071.58	\$379,968.73	\$374,786.96	\$435,557.25	\$567,173.81	\$477,810.08	\$494,829.58	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Development and Building Fees	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Miscellaneous	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843
Rate of Return	1.57%	1.62%	1.76%	1.89%	1.67%	1.56%	1.73%	2.16%	1.75%	1.75%							
<b>TOTAL</b>	<b>\$2,535,445</b>	<b>\$2,570,256</b>	<b>\$2,619,070</b>	<b>\$2,670,926</b>	<b>\$2,645,823</b>	<b>\$2,640,641</b>	<b>\$2,477,589</b>	<b>\$2,609,205</b>	<b>\$2,519,841</b>	<b>\$2,536,861</b>							

AUDITED

Cumulative Units	11318	11491	11539	11569	11569	11832	11832
Non-Residential space, sq ft	1176817	1176817	1176817	1176817	1176817	1176817	1176817
Per Unit Assessment	\$ 163.37	\$ 163.37	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69	\$ 181.69
Non-Residential space assessment	\$ 0.052	\$ 0.052	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058	\$ 0.058
Assessment Income	\$ 1,910,413	\$1,938,674	\$2,165,128	\$ 2,169,850	\$ 2,170,031	\$ 2,218,036	\$ 2,218,036
Earnings	\$435,781	\$353,497	-\$8,633	-\$277,561	\$136,874	\$480,243	\$756,755
Development and Building Fees	\$4,080	\$4,320	\$5,520	\$9,320	\$6,400	\$5,120	\$6,000
Miscellaneous	\$36,332	\$37,247	\$36,988	\$39,353	\$40,590	\$41,293	\$41,843
Rate of Return	4.11%	2.77%	-0.09%	-2.61%	1.15%	3.55%	5.09%
<b>TOTAL</b>	<b>\$2,350,274</b>	<b>\$2,296,491</b>	<b>\$2,199,003</b>	<b>\$1,940,962</b>	<b>\$2,353,895</b>	<b>\$2,744,692</b>	<b>\$3,022,634</b>

Currently assumed last year of raised assessment for Kami Ct Landslide Repair Project

DV GHAD FY 2026/27 Updated Reserve Fund Study

INCOME	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Fiscal Year End	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053

**PROJECTED OR ESTIMATED**

Cumulative Units	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832	11832
Non-Residential space, sq ft	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817	1176817
Per Unit Assessment	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37
Non-Residential space assessment	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052
Assessment Income	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188
Earnings	\$511,273.77	\$532,505.87	\$552,387.16	\$568,057.67	\$578,810.09	\$595,679.74	\$616,112.27	\$631,175.87	\$630,366.54	\$641,737.91	\$652,323.36	\$662,084.68	\$670,316.95	\$677,023.75	\$682,548.33	\$687,330.98	\$690,554.38	\$691,648.12
Development and Building Fees	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Miscellaneous	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843
Rate of Return	1.75%	1.76%	1.78%	1.78%	1.77%	1.78%	1.80%	1.81%	1.77%	1.77%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%
<b>TOTAL</b>	<b>\$2,553,305</b>	<b>\$2,574,537</b>	<b>\$2,594,418</b>	<b>\$2,610,089</b>	<b>\$2,620,841</b>	<b>\$2,637,711</b>	<b>\$2,658,144</b>	<b>\$2,673,207</b>	<b>\$2,672,398</b>	<b>\$2,683,769</b>	<b>\$2,694,355</b>	<b>\$2,704,116</b>	<b>\$2,712,348</b>	<b>\$2,719,055</b>	<b>\$2,724,580</b>	<b>\$2,729,362</b>	<b>\$2,732,586</b>	<b>\$2,733,679</b>

**AUDITED**

Cumulative Units
Non-Residential space, sq ft
Per Unit Assessment
Non-Residential space assessment
Assessment Income
Earnings
Development and Building Fees
Miscellaneous
Rate of Return
<b>TOTAL</b>

DV GHAD FY 2026/27 Updated Reserve Fund Study

INCOME	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2053	2054	2055	2056	2057	2058	2059	2060
Fiscal Year End	2054	2055	2056	2057	2058	2059	2060	2061

**PROJECTED OR ESTIMATED**

Cumulative Units	11832	11832	11832	11832	11832	11832	11832	11832
Non-Residential space, sq ft	1176817	1176817	1176817	1176818	1176819	1176820	1176821	1176822
Per Unit Assessment	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37	\$ 163.37
Non-Residential space assessment	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052	\$ 0.052
Assessment Income	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,188	\$ 1,994,189	\$ 1,994,189
Earnings	\$691,006.60	\$690,181.65	\$687,781.76	\$683,717.15	\$677,893.92	\$670,280.73	\$660,839.10	\$649,490.40
Development and Building Fees	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Miscellaneous	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843	\$41,843
Rate of Return	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%
<b>TOTAL</b>	<b>\$2,733,038</b>	<b>\$2,732,213</b>	<b>\$2,729,813</b>	<b>\$2,725,749</b>	<b>\$2,719,925</b>	<b>\$2,712,312</b>	<b>\$2,702,871</b>	<b>\$2,691,522</b>

**AUDITED**

Cumulative Units
Non-Residential space, sq ft
Per Unit Assessment
Non-Residential space assessment
Assessment Income
Earnings
Development and Building Fees
Miscellaneous
Rate of Return
<b>TOTAL</b>

DV GHAD FY 2026/27 Updated Reserve Fund Study

EXPENSES	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROJECTED	PROPOSED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Fiscal Year End	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

PROJECTED OR ESTIMATED															
Total including annualized major repair costs	\$ 545,613	\$ 5,441,168	\$ 1,070,729	\$ 670,551	\$ 616,104	\$ 1,261,927	\$ 685,885	\$ 1,151,705	\$ 1,246,670	\$ 1,287,876	\$ 1,330,139	\$ 1,373,087	\$ 1,417,755	\$ 1,449,757	
<b>Total Operating Budget</b>								<b>\$ 978,781</b>	<b>\$ 1,068,026</b>	<b>\$ 1,103,354</b>	<b>\$ 1,139,659</b>	<b>\$ 1,176,455</b>	<b>\$ 1,214,454</b>	<b>\$ 1,239,513</b>	
Staff								\$ 229,616	\$ 349,221	\$ 360,772	\$ 372,643	\$ 384,675	\$ 397,100	\$ 397,100	
GHAD Monitoring Program								\$ 107,000	\$ 60,000	\$ 61,985	\$ 64,024	\$ 66,091	\$ 68,226	\$ 68,226	
Vehicle Replacement and Maintenance								\$ 2,780	\$ 2,780	\$ 2,872	\$ 2,966	\$ 3,062	\$ 3,161	\$ 3,268	
Maintenance & Repair								\$ 525,000	\$ 541,000	\$ 558,895	\$ 577,285	\$ 595,924	\$ 615,172	\$ 636,035	
GHAD Association and Misc								\$ 6,668	\$ 7,268	\$ 7,508	\$ 7,755	\$ 8,006	\$ 8,264	\$ 8,545	
Office Supplies/Mailings								\$ 10,000	\$ 14,000	\$ 14,463	\$ 14,939	\$ 15,421	\$ 15,919	\$ 16,459	
Professional Services															
Overhead - (Expenses [budgeted - salary])*0.15								\$ 97,717	\$ 93,757	\$ 96,858	\$ 100,046	\$ 103,276	\$ 106,611	\$ 109,880	
Major Repairs								\$ 172,924	\$ 178,644	\$ 184,522	\$ 190,480	\$ 196,632	\$ 203,301	\$ 210,244	

Staff	\$ 206,008	\$ 215,095	\$ 241,768	\$ 257,056	\$ 205,351	\$ 249,195	\$ 204,346
GHAD Monitoring Program	\$ 16,452	\$ 8,000	\$ 18,000	\$ 47,333	\$ 18,894	\$ 54,448	\$ (9,739)
Creek Bank Maintenance and Sediment Removal (old category)	\$ 80,000						
Maintenance & Repair	\$ 103,671	\$ 124,196	\$ 212,868	\$ 299,666	\$ 352,367	\$ 891,908	\$ 362,198
v-ditch replacement (old category)							
Geotech Instruments (old category)	\$ 52,628						
Vehicle Replacement and Maintenance	\$ 987	\$ 2,679	\$ 490	\$ 614	\$ 2,754	\$ 1,941	\$ -
GHAD Association and Misc	\$ 2,599	\$ 4,065	\$ 3,402	\$ 3,792	\$ 4,160	\$ 6,541	\$ 4,971
Office Supplies/Mailings	\$ 6,169	\$ 10,035	\$ 8,160	\$ 7,619	\$ 8,235	\$ 7,574	\$ 71
Professional Services	\$ -						
<b>AUDITED</b>							
Overhead - (Expenses [budgeted - salary])*0.15	\$ 77,098	\$ 77,098	\$ 86,041	\$ 54,470	\$ 57,961.46	\$ 144,361.83	\$ 124,037.00
Major Repairs	\$ -	\$ 5,000,000	\$ 500,000				

DV GHAD FY 2026/27 Updated Reserve Fund Study

EXPENSES	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Fiscal Year End	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047

PROJECTED OR ESTIMATED															
Total including annualized major repair costs	\$ 1,498,555	\$ 1,545,088	\$ 1,595,057	\$ 1,642,909	\$ 1,692,196	\$ 1,742,962	\$ 1,795,251	\$ 1,849,108	\$ 1,904,582	\$ 1,961,719	\$ 2,020,571	\$ 2,081,188	\$ 2,143,623	\$ 2,207,932	\$ 2,274,170
<b>Total Operating Budget</b>	<b>\$ 1,281,843</b>	<b>\$ 1,321,281</b>	<b>\$ 1,364,536</b>	<b>\$ 1,405,472</b>	<b>\$ 1,447,636</b>	<b>\$ 1,491,066</b>	<b>\$ 1,535,798</b>	<b>\$ 1,581,871</b>	<b>\$ 1,629,328</b>	<b>\$ 1,678,207</b>	<b>\$ 1,728,554</b>	<b>\$ 1,780,410</b>	<b>\$ 1,833,823</b>	<b>\$ 1,888,837</b>	<b>\$ 1,945,502</b>
Staff	\$ 410,661	\$ 423,296	\$ 437,153	\$ 450,268	\$ 463,776	\$ 477,689	\$ 492,020	\$ 506,780	\$ 521,984	\$ 537,643	\$ 553,773	\$ 570,386	\$ 587,497	\$ 605,122	\$ 623,276
GHAD Monitoring Program	\$ 70,556	\$ 72,727	\$ 75,108	\$ 77,361	\$ 79,682	\$ 82,072	\$ 84,534	\$ 87,070	\$ 89,683	\$ 92,373	\$ 95,144	\$ 97,999	\$ 100,938	\$ 103,967	\$ 107,086
Vehicle Replacement and Maintenance	\$ 3,380	\$ 3,484	\$ 3,598	\$ 3,706	\$ 3,817	\$ 3,932	\$ 4,050	\$ 4,171	\$ 4,296	\$ 4,425	\$ 4,558	\$ 4,695	\$ 4,835	\$ 4,980	\$ 5,130
Maintenance & Repair	\$ 657,756	\$ 677,993	\$ 700,188	\$ 721,194	\$ 742,830	\$ 765,115	\$ 788,068	\$ 811,710	\$ 836,061	\$ 861,143	\$ 886,978	\$ 913,587	\$ 940,994	\$ 969,224	\$ 998,301
GHAD Association and Misc	\$ 8,837	\$ 9,108	\$ 9,407	\$ 9,689	\$ 9,979	\$ 10,279	\$ 10,587	\$ 10,905	\$ 11,232	\$ 11,569	\$ 11,916	\$ 12,273	\$ 12,642	\$ 13,021	\$ 13,412
Office Supplies/Mailings	\$ 17,021	\$ 17,545	\$ 18,119	\$ 18,663	\$ 19,223	\$ 19,800	\$ 20,394	\$ 21,005	\$ 21,636	\$ 22,285	\$ 22,953	\$ 23,642	\$ 24,351	\$ 25,082	\$ 25,834
Professional Services															
Overhead - (Expenses [budgeted - salary])*0.15	\$ 113,632	\$ 117,129	\$ 120,963	\$ 124,592	\$ 128,330	\$ 132,180	\$ 136,145	\$ 140,229	\$ 144,436	\$ 148,769	\$ 153,232	\$ 157,829	\$ 162,564	\$ 167,441	\$ 172,464
Major Repairs	\$ 216,712	\$ 223,807	\$ 230,521	\$ 237,437	\$ 244,560	\$ 251,896	\$ 259,453	\$ 267,237	\$ 275,254	\$ 283,512	\$ 292,017	\$ 300,778	\$ 309,801	\$ 319,095	\$ 328,668

Staff
GHAD Monitoring Program
Creek Bank Maintenance and Sediment Removal (old category)
Maintenance & Repair
v-ditch replacement (old category)
Geotech Instruments (old category)

Vehicle Replacement and Maintenance
GHAD Association and Misc
Office Supplies/Mailings
Professional Services

AUDITED
Overhead - (Expenses [budgeted - salary])*0.15
Major Repairs

DV GHAD FY 2026/27 Updated Reserve Fund Study

EXPENSES	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
Fiscal Year End	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061

PROJECTED OR ESTIMATED														
Total including annualized major repair costs	\$ 2,342,395	\$ 2,412,667	\$ 2,485,047	\$ 2,559,598	\$ 2,636,386	\$ 2,715,478	\$ 2,796,942	\$ 2,880,851	\$ 2,967,276	\$ 3,056,294	\$ 3,147,983	\$ 3,242,423	\$ 3,339,695	\$ 3,439,886
<b>Total Operating Budget</b>	<b>\$ 2,003,867</b>	<b>\$ 2,063,983</b>	<b>\$ 2,125,903</b>	<b>\$ 2,189,680</b>	<b>\$ 2,255,370</b>	<b>\$ 2,323,032</b>	<b>\$ 2,392,722</b>	<b>\$ 2,464,504</b>	<b>\$ 2,538,439</b>	<b>\$ 2,614,592</b>	<b>\$ 2,693,030</b>	<b>\$ 2,773,821</b>	<b>\$ 2,857,036</b>	<b>\$ 2,942,747</b>
Staff	\$ 641,974	\$ 661,233	\$ 681,070	\$ 701,502	\$ 722,548	\$ 744,224	\$ 766,551	\$ 789,547	\$ 813,234	\$ 837,631	\$ 862,760	\$ 888,642	\$ 915,302	\$ 942,761
GHAD Monitoring Program	\$ 110,298	\$ 113,607	\$ 117,015	\$ 120,526	\$ 124,142	\$ 127,866	\$ 131,702	\$ 135,653	\$ 139,722	\$ 143,914	\$ 148,232	\$ 152,679	\$ 157,259	\$ 161,977
Vehicle Replacement and Maintenance	\$ 5,284	\$ 5,442	\$ 5,606	\$ 5,774	\$ 5,947	\$ 6,125	\$ 6,309	\$ 6,498	\$ 6,693	\$ 6,894	\$ 7,101	\$ 7,314	\$ 7,533	\$ 7,759
Maintenance & Repair	\$ 1,028,250	\$ 1,059,098	\$ 1,090,870	\$ 1,123,597	\$ 1,157,304	\$ 1,192,024	\$ 1,227,784	\$ 1,264,618	\$ 1,302,556	\$ 1,341,633	\$ 1,381,882	\$ 1,423,339	\$ 1,466,039	\$ 1,510,020
GHAD Association and Misc	\$ 13,814	\$ 14,228	\$ 14,655	\$ 15,095	\$ 15,548	\$ 16,014	\$ 16,495	\$ 16,989	\$ 17,499	\$ 18,024	\$ 18,565	\$ 19,122	\$ 19,695	\$ 20,286
Office Supplies/Mailings	\$ 26,609	\$ 27,407	\$ 28,230	\$ 29,076	\$ 29,949	\$ 30,847	\$ 31,773	\$ 32,726	\$ 33,708	\$ 34,719	\$ 35,760	\$ 36,833	\$ 37,938	\$ 39,076
Professional Services														
Overhead - (Expenses [budgeted - salary])*0.15	\$ 177,638	\$ 182,967	\$ 188,456	\$ 194,110	\$ 199,933	\$ 205,931	\$ 212,109	\$ 218,473	\$ 225,027	\$ 231,778	\$ 238,731	\$ 245,893	\$ 253,270	\$ 260,868
Major Repairs	\$ 338,528	\$ 348,684	\$ 359,144	\$ 369,918	\$ 381,016	\$ 392,446	\$ 404,220	\$ 416,346	\$ 428,837	\$ 441,702	\$ 454,953	\$ 468,602	\$ 482,660	\$ 497,139

Staff
GHAD Monitoring Program
Creek Bank Maintenance and Sediment Removal (old category)
Maintenance & Repair
v-ditch replacement (old category)
Geotech Instruments (old category)

Vehicle Replacement and Maintenance
GHAD Association and Misc
Office Supplies/Mailings
Professional Services

AUDITED
Overhead - (Expenses [budgeted - salary])*0.15
Major Repairs

DV GHAD FY 2026/27 Updated Reserve Fund Study

<b>CASH FLOW</b>	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROJECTED	PROPOSED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Fiscal Year End	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Inflation	3.91%	3.22%	1.62%	3.15%	6.80%	2.88%	3.24%	1.54%	3.25%	3.31%	3.29%	3.23%	3.23%
<b>INCOME</b>	\$ 1,844,024	\$ 2,350,274	\$ 2,296,491	\$ 2,199,003	\$ 1,940,962	\$ 2,353,895	\$ 2,744,692	\$ 3,022,634	\$ 2,535,445	\$ 2,570,256	\$ 2,619,070	\$ 2,670,926	\$ 2,645,823
<b>EXPENSES including annualized major repair costs</b>	\$ 459,884	\$ 545,613	\$ 5,441,168	\$ 1,070,729	\$ 670,551	\$ 616,104	\$ 1,261,927	\$ 593,484	\$ 881,064	\$ 1,152,913	\$ 1,191,018	\$ 1,230,093	\$ 1,269,811
<b>Transferred Out</b>					\$ 87,714	\$ 87,714	\$ 124,037	\$ 124,037	\$ 97,717	\$ 93,757	\$ 96,858	\$ 100,046	\$ 103,276
<b>Balance, Beginning of FY</b>	\$ 9,138,322	\$ 10,590,095	\$ 12,744,530	\$ 9,515,294	\$ 10,632,188	\$ 11,865,246	\$ 13,515,323	\$ 14,874,051	\$ 17,179,164	\$ 18,735,828	\$ 20,059,414	\$ 21,390,608	\$ 22,731,395
<b>Balance, End of FY</b>	\$ 10,590,095	\$ 12,744,530	\$ 9,515,294	\$ 10,632,188	\$ 11,865,246	\$ 13,515,323	\$ 14,874,051	\$ 17,179,164	\$ 18,735,828	\$ 20,059,414	\$ 21,390,608	\$ 22,731,395	\$ 24,004,132

DV GHAD FY 2026/27 Updated Reserve Fund Study

<b>CASH FLOW</b>	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Fiscal Year End	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Inflation	3.39%	3.42%	3.08%	3.10%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
<b>INCOME</b>	\$ 2,640,641	\$ 2,477,589	\$ 2,609,205	\$ 2,519,841	\$ 2,536,861	\$ 2,553,305	\$ 2,574,537	\$ 2,594,418	\$ 2,610,089	\$ 2,620,841	\$ 2,637,711	\$ 2,658,144	\$ 2,673,207
<b>EXPENSES including annualized major repair costs</b>	\$ 1,311,144	\$ 1,339,877	\$ 1,384,923	\$ 1,427,959	\$ 1,474,094	\$ 1,518,317	\$ 1,563,866	\$ 1,610,782	\$ 1,659,106	\$ 1,708,879	\$ 1,760,145	\$ 1,812,950	\$ 1,867,338
<b>Transferred Out</b>	\$ 106,611	\$ 109,880	\$ 113,632	\$ 117,129	\$ 120,963	\$ 124,592	\$ 128,330	\$ 132,180	\$ 136,145	\$ 140,229	\$ 144,436	\$ 148,769	\$ 153,232
<b>Balance, Beginning of FY</b>	\$ 24,004,132	\$ 25,227,018	\$ 26,254,850	\$ 27,365,500	\$ 28,340,254	\$ 29,282,058	\$ 30,192,454	\$ 31,074,795	\$ 31,926,251	\$ 32,741,090	\$ 33,512,823	\$ 34,245,952	\$ 34,942,377
<b>Balance, End of FY</b>	\$ 25,227,018	\$ 26,254,850	\$ 27,365,500	\$ 28,340,254	\$ 29,282,058	\$ 30,192,454	\$ 31,074,795	\$ 31,926,251	\$ 32,741,090	\$ 33,512,823	\$ 34,245,952	\$ 34,942,377	\$ 35,595,013

DV GHAD FY 2026/27 Updated Reserve Fund Study

<b>CASH FLOW</b>	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Fiscal Year End	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Inflation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
<b>INCOME</b>	\$ 2,672,398	\$ 2,683,769	\$ 2,694,355	\$ 2,704,116	\$ 2,712,348	\$ 2,719,055	\$ 2,724,580	\$ 2,729,362	\$ 2,732,586	\$ 2,733,679	\$ 2,733,038	\$ 2,732,213	\$ 2,729,813
<b>EXPENSES including annualized major repair costs</b>	\$ 1,923,358	\$ 1,981,059	\$ 2,040,491	\$ 2,101,706	\$ 2,164,757	\$ 2,229,700	\$ 2,296,591	\$ 2,365,488	\$ 2,436,453	\$ 2,509,547	\$ 2,584,833	\$ 2,662,378	\$ 2,742,249
<b>Transferred Out</b>	\$ 157,829	\$ 162,564	\$ 167,441	\$ 172,464	\$ 177,638	\$ 182,967	\$ 188,456	\$ 194,110	\$ 199,933	\$ 205,931	\$ 212,109	\$ 218,473	\$ 225,027
<b>Balance, Beginning of FY</b>	\$ 35,595,013	\$ 36,186,223	\$ 36,726,369	\$ 37,212,792	\$ 37,642,738	\$ 38,012,691	\$ 38,319,079	\$ 38,558,611	\$ 38,728,375	\$ 38,824,575	\$ 38,842,776	\$ 38,778,872	\$ 38,630,234
<b>Balance, End of FY</b>	\$ 36,186,223	\$ 36,726,369	\$ 37,212,792	\$ 37,642,738	\$ 38,012,691	\$ 38,319,079	\$ 38,558,611	\$ 38,728,375	\$ 38,824,575	\$ 38,842,776	\$ 38,778,872	\$ 38,630,234	\$ 38,392,771

DV GHAD FY 2026/27 Updated Reserve Fund Study

<b>CASH FLOW</b>	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
Fiscal Year Start	2056	2057	2058	2059	2060
Fiscal Year End	2057	2058	2059	2060	2061
Inflation	3.00%	3.00%	3.00%	3.00%	3.00%

<b>INCOME</b>	\$ 2,725,749	\$ 2,719,925	\$ 2,712,312	\$ 2,702,871	\$ 2,691,522
<b>EXPENSES including annualized major repair costs</b>	\$ 2,824,517	\$ 2,909,252	\$ 2,996,530	\$ 3,086,426	\$ 3,179,019
<b>Transferred Out</b>	\$ 231,778	\$ 238,731	\$ 245,893	\$ 253,270	\$ 260,868

<b>Balance, Beginning of FY</b>	\$ 38,392,771	\$ 38,062,225	\$ 37,634,167	\$ 37,104,057	\$ 36,467,232
<b>Balance, End of FY</b>	\$ 38,062,225	\$ 37,634,167	\$ 37,104,057	\$ 36,467,232	\$ 35,718,868

### DV GHAD FY 2026/27 Updated Reserve Fund Study

