

FAQ FOR BLACKHORSE FY 2023-2024

Blackhorse Assessment District	HOA (typical)
Private streets	Private streets
Gated community	Gated community
Additional landscaped areas	Community amenities
City provides spending oversight	Owners Board with spending oversight
Assessments increased by means of a passing Prop. 218 vote	California allows HOA Boards to increase assessments up to 20% annually without a membership vote
	Assessments increased more than 20% annually are performed by a membership vote

1. Area 1 - Renaissance

- a. The current level of annual assessments (\$647 per home) was increased for Fiscal Year 2021-2022.
- b. Contractor costs have increased.
- c. The current assessments do not provide a sufficient cash flow for
 - i. Routine maintenance
 - ii. Large unexpected repairs
 - iii. Future capital projects
 1. Call box upgrades in 2024
 2. Sidewalk repairs in 2025
- d. City staff recommend an increase to the annual assessment to \$866 per home (\$219 increase per home) to provide a positive cash flow.
- e. Levels of Service for Routine maintenance items will need to be reduced if an increase is not passed by the Owners
- f. The actual financials have been posted to the City website that cover through the end of FY 21-22. The additional information will help the owners follow the cash and confirm the beginning balance for FY 22-23.
- g. There has been a discrepancy between the Engineer's Reports, the construction plans for the District, and the understanding of the District maintained landscape area by City staff. The Engineer's Report for Fiscal Year 2023-2024 will address this discrepancy by including updated narrative and graphics.

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- h. Between the Fiscal Year 20-21 and 21-22 there were projects that were completed and paid but did not follow their planned timeframes. The Oxford sidewalk from FY20-21 was not installed and that money was re-allocated to landscape improvements that were completed in FY21-22. In total, the cancelled sidewalk and the additional landscape came at a savings of \$3,231.
 - i. The estimated slurry costs from 2020 and the actual cost for the City's lowest bidder in 2022 are posted on the City's website.
 - j. The upgrade to the front call box will allow Area 1 to use a cheaper cellular phone plan that will provide approximately \$900 in savings annually compared to the current plan for the land line to service the front call box.
2. Area 2 – County View
- a. The current level of annual assessments (\$590 per home) was increased for Fiscal Year 2022-2023.
 - b. Contractor costs have increased.
 - c. The current assessments provides a positive cash flow for
 - i. Routine maintenance
 - ii. Large unexpected repairs
 - iii. Future capital projects
 - 1. Box upgrades in 2024
 - 2. Sidewalk repairs in 2025
 - d. An assessment increase will be needed in the near term to adequately fund the next street maintenance project in 10-15 years.
 - e. The actual financials have been posted to the City website that cover through the end of FY 21-22. The additional information will help the owners follow the cash and confirm the beginning balance for FY 22-23.
 - f. There has been a discrepancy between the Engineer's Reports, the construction plans for the District, and the understanding of the District maintained landscape area by City staff. The Engineer's Report for Fiscal Year 2023-2024 will address this discrepancy by including updated narrative and graphics.
 - g. The estimated slurry costs from 2020 and the actual cost for the City's lowest bidder in 2022 are posted on the City's website.