

REPORT TO THE BOARD OF SUPERVISORS
COUNTY OF FRESNO

COUNTY SERVICE AREA 34, ZONE "B"
VENTANA HILLS

FISCAL YEAR 2024-25

Submitted By:
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:
RESOURCES DIVISION

June 2024

NARRATIVE

County Service Area 34, Zone "B" (CSA 34B), was formed in 2004 and is located on the north side of Auberry Road, just west of the intersection of Auberry Road and Millerton Road. CSA 34B was created by Tract Map No. 5100 and is in the Millerton New Town Area. The tract contains 91 parcels of which 15 are either developed or under development.

The first CSA 34B budget was adopted in FY 05-06 to provide water services to the Ventana Hills Estates subdivision. However, the 1st budget was not activated since the water infrastructure was not constructed nor accepted by the County during FY 07-08. Operations of the water system began after acceptance of the water system in June 2008. The deed to the two water well site parcels and the water tank site parcel was accepted by the County on February 8, 2011.

ANNUAL CHARGES

Water use charges are collected on a bi-monthly basis. For the annual State Water Surveillance fee, developed parcels will be charged the fee pro-rated along with the bi-monthly billings for water service. Vacant parcels will be charged the annual State Water Surveillance fee along with property taxes. A tiered rate structure was developed by the Developer's Engineers to encourage water conservation. On June 2, 2009, a rate adjustment proposal was approved, which established the base user fees. The adjusted rate included an annual increase of 3% for inflation but after the fifth year of the rate increase, the rate remains flat.

At the beginning of FY 24-25, 14 of the 91 recorded lots are developed and one additional lot is under development. The Subdivider has entered into an Agreement 05-0003 to contribute funding to CSA 34B in case of a revenue shortfall.

All water services are metered.

CSA 34B
COUNTY OF FRESNO SPECIAL DISTRICTS
PROJECTED BUDGET EXPENDITURES 2024 - 2025

ORG: 9255
FUND: 0830
AUDITOR CODE: 6407
SUBCLASS: 16211

ACCOUNT	BUDGET FY 2023-2024	ESTIMATED EXPENSES FY 2023-2024	PROPOSED BUDGET FY 2024-2025
Services & Supplies			
07101 LIABILITY INSURANCE	\$255	\$556	\$225
07205 MAINTENANCE-EQUIPMENT	\$6,000	\$1,127	\$6,000
07220 MAINTENANCE-BUILDINGS & GRO	\$1,500	\$810	\$1,500
07250 MEMBERSHIPS	\$300	\$300	\$300
07268 POSTAGE	\$100	\$28	\$100
07287 PEOPLESOFT FINANCIAL CHARGES	\$1,769	\$1,541	\$1,770
07295 PROFESSIONAL & SPECIALIZED SE	\$24,467	\$30,370	\$29,743
07430 UTILITIES	\$17,976	\$17,976	\$18,000
Services & Supplies Subtotals	\$52,367	\$52,710	\$57,638
TOTAL EXPENDITURES:	\$52,367	\$52,710	\$57,638

Increase to Reserves	\$0
Total Budget (Total Expenditures + New Reserves)	\$57,638
Revenues	\$42,513
Ending Reserves/Designations 6/30/25	\$135,631

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CSA 34B

METHOD OF FINANCING
2024-2025 FISCAL YEAR

BOOK NAME: 0
AUDITOR CODE: 6407

BUDGET: 9255
FUND: 0830
SUBCLASS: 16211

ESTIMATED FUND BALANCE:	June 30, 2024		
A. FUNDS IN COUNTY TREASURY		\$150,756	
B. LESS WARRANTS OUTSTANDING		\$0	
C. LESS RESERVES/DESIGNATIONS		\$150,756	
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1. \$0
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2. \$15,125

ESTIMATED REVENUES

3010 Estimated Tax Revenues(3007-3025)

4986	Water Meter Installation Fees	\$0
3380	Interest	\$1,084
5068	Subdivider Financing	\$15,000

OTHER CHARGES FOR CURR SERVS		5060			
SERVICE	# of Connections/Parcels	Yearly Charges per Connection/Parcel	Monthly Charges Per Connection/Parcel	Total Revenues Per Year	
\$2.50/ 1000 gal. (Allowance:40,001-50,00	1	\$2,200.24	\$183.35	\$2,200.24	
15	13	\$786.72	\$65.56	\$10,227.36	
Overuse Rate	1	\$2,200.24	\$183.35	\$2,200.24	
Water-Residence	15	\$786.72	\$65.56	\$11,800.80	
TOTAL REVENUES FROM			OTHER CHARGES FOR CURR SERVS	\$26,428.64	
			TOTAL:	\$26,429	

ESTIMATED TOTAL CURRENT REVENUES \$42,513

TOTAL FUNDS FOR FISCAL YEAR 2024-2025 \$57,638

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