

January 31, 2018

Greetings,

As a property owner or representative of one in the Kings Beach Benefit Assessment District, we'd like to provide you an update on the current status and financial information of the district. The Kings Beach Commercial Core Improvement Project improvements are now complete and now all properties within the district are being assessed an annual fee levied through the property tax bills for the operation and maintenance of the project improvements. The boundary for the district is shown on the included flier.

A report was developed in 2012 that describes the methodology used to formulate the district and briefly describes the proposed services the district will provide. A copy of that report can be viewed on our website at [www.placer.ca.gov](http://www.placer.ca.gov) (just search Kings Beach Benefit Assessment District from the search bar on the home page). We have also provided a summary of the services in the included flier.

We have also included a financial summary of all expenses incurred in the Fiscal Year 2016-17. It's important to note that each year, not all revenue will be spent, as some revenue needs to be reserved for future years for unforeseen repairs. In addition, the district also sets aside 10 percent of the annual proceeds into a reserve account. The purpose of this fund is to have money set aside for long-term replacement of project infrastructure (i.e., sidewalks) or maintenance equipment that has been damaged or outlived its useful life (i.e., snow plows).

If you have a tenant who operates a business on your property within the district, we'd ask that you please share this information with them, as well.

Please let us know if you have ideas, comments, or questions related to the district. Our local Placer County Public Works and Facilities office is located just west of Lanza's. Feel free to stop by or give us a call at 530-581-6231.

Thank you for your time,

A handwritten signature in blue ink that reads "Dan LaPlante".

Dan LaPlante, P.E.  
Placer County Public Works  
Associate Civil Engineer  
7717 North Lake Boulevard (SR28)  
Kings Beach, CA 96143  
(530) 581-6231  
[dlaplant@placer.ca.gov](mailto:dlaplant@placer.ca.gov)

## KINGS BEACH BENEFIT ASSESSMENT DISTRICT - Thru June 2017

### Revenue

Direct Charges on Tax Bills	\$138,260.52
Direct Bills	\$31,674.93
Interest	\$725.90
<b>Total Revenues:</b>	<b>\$170,661.35</b>

### Expenditures

Administration Charges (for Fiscal year 2015/16 & 2016/17)	\$16,622.61	\$7,500 per Fiscal Year
Prof Services - Purchased (Rock&Rose, Cagwin&Dorward, TTSD)	\$6,440.35	
Equipment Rental/Purchase/Useage/maintenance (ASI Nevada)	\$49,045.15	Tractor, Snow Blowers, Pick ups, Sweeper, Grader, Dump Truck
County Services - Labor	\$102,211.29	Road Maintenance Workers, County Administrative staff
<b>Total Expenditures:</b>	<b>\$174,319.40</b>	

