

# AVILA BEACH COMMUNITY SERVICES DISTRICT

Post Office Box 309, Avila Beach, CA. 93424 Meeting Room and  
Office – 100 San Luis Street, Avila Beach  
Telephone (805) 595-2664 FAX (805) 595-7623  
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## BOARD MEETING

1 PM Tuesday, May 12<sup>th</sup>, 2026

**STAFF AND PUBLIC MAY PARTICIPATE IN THIS MEETING IN PERSON AT THE ADDRESS ABOVE OR, VIA TELECONFERENCE AND/OR ELECTRONICALLY.**

**ZOOM MEETING: <https://us02web.zoom.us/j/4111787571>**

**Meeting ID: 411 178 7571 Password: No Password Required.**

**BY PHONE: 1-669-900-9128**

Director Najarian will be attending the meeting via Zoom from: 1441 Florida Ave, Modesto, CA

In accordance with Government Code Section 54953(b), this agenda will be posted at the above teleconference location, and this location will be accessible to the public.

1. **CALL TO ORDER: 1:00 P.M.**
2. **ROLL CALL: Board Members:**
  - Pete Kelley, President
  - John Janowicz, Vice President
  - Howie Kennett, Director
  - Ara Najarian, Director**ABSENT:**
  - Kristin Berry, Director
3. **PUBLIC COMMENT**

Members of the public wishing to comment on or bring forward any items concerning District operations **which do not appear on today's agenda** may address the Board now. Please state your name and address before addressing the Board and **limit presentations to 3 minutes**. State law does not allow Board action on items not appearing on the agenda.
4. **INFORMATION AND DISCUSSION ITEMS**

County Reports

  1. SLO County Sheriff Department
  2. CalFire/County Fire Department

Reports on Attended Conferences, Meetings, and General Communications of District Interest
5. **PUBLIC COMMENT ON CLOSED SESSION ITEM**
6. **CLOSED SESSION**
  - A. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). Number of cases: One.**

**REPORT ON CLOSED SESSION/ANNOUNCEMENT OF ACTION, IF ANY, TAKEN IN  
CLOSED SESSION**

**7. CONSENT ITEMS:**

**These items are approved with one motion.** Directors may briefly discuss any item, or may pull any item, which is then added to the business agenda.

- A. Minutes of April 14th, 2026, Regular Board Meeting
- B. Monthly Financial Review for April 2026
- C. General Manager and District Engineer Report
- D. Water and Wastewater Operations Reports for April 2026

**8. DISCUSSION OF PULLED CONSENT ITEMS**

At this time, items pulled for discussion from the Consent Agenda, if any, will be heard.

**9. BUSINESS ITEMS:** Items where Board action is called for.

**A. PUBLIC HEARING: Consider Adoption of Fiscal Year 2026/27 Budget**

(Action Required: Receive Report, Open Public Hearing; Consider Adoption of Resolution No. 2026-03 Appropriations Limitations and Resolution No. 2026-04 Adopting a Final Fiscal Year 2026/27 Budget)

**B. District General Counsel Review**

(Action Required: Receive Report, Consider rate increase.)

**10. COMMUNICATIONS/ CORRESPONDENCE**

At this time, any Director, or Staff, may ask questions for clarification, make any announcements, or report briefly on any activities or suggest items for future agendas.

**ADJOURN**

**The next regular meeting is scheduled for Tuesday, June 9th, 2026, at 1:00 P.M.**

Any writing or document pertaining to an open session item on this agenda which is distributed to most of the Board after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the District Administration Office, 100 San Luis Street, Avila Beach, CA during normal business hours. Consistent with the Americans with Disabilities Act and California Government Code Section 54954.2 requests for disability related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires the modification or accommodation in order to participate at the above referenced public meeting by contacting the District at 805-595-2664.

**MINUTES OF BOARD OF DIRECTORS' MEETING**  
**Avila Beach Community Services District**  
**Tuesday, April 14th, 2026**  
**1:00 P.M.**

**1. CALL TO ORDER**

President Kelley called the meeting of the Board of Directors of the Avila Beach Community Services District, to order at 1:00 P.M. on the above date, in the Avila Beach Community Services District Building, 100 San Luis Street, Avila Beach, California.

**2. ROLL CALL**

Board Members Present	Pete Kelley Howie Kennett John Janowicz Ara Najarian - Joined via Zoom at 1:04 PM
Board Members Present via Zoom:	None
Board Members Absent:	Kristin Berry
Staff Present:	Brad Hagemann, General Manager Shawn Powell, Chief Plant Operator Weston Kelly, Utility Worker
Legal Counsel via Zoom:	Craig Parton from Price, Postal, & Parma

**3. PUBLIC COMMENT – None**

**4. INFORMATION AND DISCUSSION ITEMS**

**A. County Reports**

**Sheriff's Report:** Commander Abbas joined via Zoom and reported 115 calls for service, including 11 enforcement stops, 23 preventive patrol stops, 10 suspicious circumstances, 3 thefts, and 7 disturbances during the month of March.

**Cal Fire:** Chief Travis reported 65 calls for service this month. Twenty-five were medically related, including 7 vehicle accidents. On the 31<sup>st</sup> of March there was a house fire in See Canyon.

**(The Board returned to Public Comment at the request of Sara Loaiza)**

Sara expressed her dissatisfaction with the customer functionality of the new billing software system. She explained that it was difficult to understand and not user friendly. She compared the system to So. Cal Gas' customer portal. She asked the Board and Staff to investigate the system that the Gas Company is using due to its user-friendly features. President Kelley thanked her for her input.

**5. CONSENT ITEMS:**

After Board discussion and an opportunity for public comments, Director Janowicz made a motion to approve the Consent Items. It was seconded by Director Kennett and passed with a roll call vote 4-0.

AYES:	John Janowicz Howie Kennett Ara Najarian Pete Kelley
NOES:	None
ABSENT:	Kristin Berry

6. **DISCUSSION OF PULLED CONSENT ITEMS:** None

7. **PUBLIC COMMENT ON CLOSED SESSION ITEM - NO COMMENTS.**

8. **CLOSED SESSION**

**The Board convened to closed session at 1:20 PM to discuss the following items:**

**A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). Number of cases: One.

**REPORT ON CLOSED SESSION/ANNOUNCEMENT OF ACTION, IF ANY, TAKEN IN CLOSED SESSION**

The Board returned to regular session at 1:30 PM. No reportable action was taken by the Board of Directors.

9. **BUSINESS ITEMS:**

**A. Avila Pier Rehab Funding Assistance.** This informational item provided the Board an opportunity to discuss funding assistance options for the Avila Pier project. Legal Counsel, Craig Parton provided legal advice on the subject. No reportable action was taken.

**B. Weed Abatement Program. Resolution No. 2026-02**

Director Janowicz seconded the motion. Motion passed with a roll call vote 4-0.

AYES:           Howie Kennett  
                    John Janowicz  
                    Ara Najarian  
                    Pete Kelley

NOES:           none

ABSENT:        Kristin Berry

**C. Fiscal Year 2026/27 Preliminary Budget**

GM Hagemann summarized the staff report. The items discussed included the need for a part-time Billing Clerk/Bookkeeper to reduce contract labor costs and develop in-house knowledge and succession planning. Staff also highlighted the recommendation to add an Operations/Utility Worker position to assist the Chief Plant Operator with day-to-day & on-call duties. The Board agreed these were good succession planning steps. The Board directed staff to include these new positions and set the budget hearing date for May 12<sup>th</sup>, 2026. Staff recommended the Board that the Board conduct a Cost of Services/Rate study in FY 2026/27.

10. **Communications/Correspondence** The CSDA Quarterly Meeting to be held at Rooster Creek Tavern in Arroyo Grande at 11:00 AM – 1:30 PM. GM Hagemann reminded the Board to let Kristi know if you plan on attending by April 17<sup>th</sup>.

**ADJOURNMENT:** The meeting was adjourned at approximately 2:35 PM.

These minutes are not official nor are they a permanent part of the records until approved by the Board of Directors at their next meeting.


Respectfully submitted,

Brad Hagemann, PE  
General Manager

**AVILA BEACH**  
**COMMUNITY SERVICES DISTRICT**  
Post Office Box 309, Avila Beach, CA 93424

**MEMORANDUM**

TO: Board of Directors

FROM: Brad Hagemann, General Manager 

DATE: May 12th, 2026

ITEM: 7.B Monthly Financial Review for April

**Recommendation:**

Receive and file report.

**Overall Monthly Summary**

During the month of April, the District deposited \$155,211.92 and incurred \$135,088.72 in expenses (cash basis). Non-routine expenses included, \$13,640.43 to Aqua-Metrics and \$46,846.80 to Grace Environmental for the new water meter installation. This project is near completion. Water and sewer revenue for the month of April totaled \$83,676.44 and the District received \$30,154.73 in county tax revenue.

Detailed financial reports including Balance Sheets, Profit and Loss, and Checks by Fund are provided for your information for April.

**Utility Service Billing**

The District billed approximately \$82,458.86 in water and sewer service charges in April. Customer Rate Assistance reduced billing charges to the District in the amount of \$1,217.58.

Apr 30, 26

**ASSETS**

**Current Assets**

**Checking/Savings**

**1000 · Cash Summary**

1005 · Customer Cash 398.06

1008 · Petty Cash 100.98

1010 · Columbia-Pac Premier Ckg 3,980.04

1015 · Five Star Bank Checking 909,310.40

1017 · Five Star Bank MM 223,997.11

1050 · LAIF 4,482,987.31

1070 · California Class 103,454.90

**Total 1000 · Cash Summary 5,724,228.80**

**Total Checking/Savings 5,724,228.80**

**Accounts Receivable**

1200 · \*Accounts Receivable 122,638.29

**Total Accounts Receivable 122,638.29**

**Other Current Assets**

**1250 · Receivables**

1280 · Water & Sewer Billings 126,638.95

**Total 1250 · Receivables 126,638.95**

1299 · Allowance for doubtful account -121,982.75

**1400 · Prepaid Summary**

1410 · Prepaid Insurance -5,738.92

**Total 1400 · Prepaid Summary -5,738.92**

**Total Other Current Assets -1,082.72**

**Total Current Assets 5,845,784.37**

**Fixed Assets**

**1600 · Fixed Assets & Acc. Depr.**

**1620 · Fixed Assets - Sanitary**

1622 · Land 60,314.10

**1626 · Collection Assets**

1627 · Collection Assets Cost 1,549,232.00

1628 · Collect Assets Accum Depr -851,957.90

**Total 1626 · Collection Assets 697,274.10**

**1635 · Treatment Plant**

1638 · Treatment Plant Accum Dep -2,007,163.22

1635 · Treatment Plant - Other 7,181,929.80

Avila Beach Community Services District  
**Balance Sheet**  
 As of April 30, 2026

	<u>Apr 30, 26</u>
Total 1635 · Treatment Plant	5,174,766.58
1642 · Treatment Equipment	
1643 · Treatment Equip Cost	1,660,441.96
1644 · Treatment Equip Accum Depr	<u>-1,222,924.33</u>
Total 1642 · Treatment Equipment	437,517.63
Total 1620 · Fixed Assets - Sanitary	6,369,872.41
1650 · Fixed Assets - Water	
1652 · Equipment	
1653 · Equipment Cost	330,142.48
1654 · Equipment Accum Depr	<u>-301,009.93</u>
Total 1652 · Equipment	29,132.55
1656 · Distribution Assets	
1657 · Distribution Assets Cost	960,944.00
1658 · Dist Assets Accum Depr	<u>-569,475.38</u>
Total 1656 · Distribution Assets	391,468.62
Total 1650 · Fixed Assets - Water	420,601.17
1670 · Vehicles - Admin	
1671 · 2023 Ford F150 Cost	53,960.62
1672 · 2023 Ford F150 Acc Depr	<u>-17,088.08</u>
Total 1670 · Vehicles - Admin	36,872.54
1680 · Structures - Fixed Asset	
1681 · Structures GFAAG - Sani & FA	82,207.64
1682 · Gen / Fire Accum Dep	<u>-75,707.19</u>
Total 1680 · Structures - Fixed Asset	6,500.45
1690 · Construction in Progress	<u>12,885.32</u>
Total 1600 · Fixed Assets & Acc. Depr.	6,846,731.89
Total Fixed Assets	6,846,731.89
Other Assets	
1800 · Deferred Outflows of Resources	<u>65,690.00</u>
Total Other Assets	65,690.00
<b>TOTAL ASSETS</b>	<b><u>12,758,206.26</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	

Avila Beach Community Services District  
**Balance Sheet**  
 As of April 30, 2026

	Apr 30, 26
2100 · Accounts Payable	193,478.86
<b>Total Accounts Payable</b>	<b>193,478.86</b>
<b>Credit Cards</b>	
2140 · Five Star MC Control x0557	8,954.81
<b>Total Credit Cards</b>	<b>8,954.81</b>
<b>Other Current Liabilities</b>	
2105 · Accrued Expense	-10,963.63
<b>2200 · Payroll Liabilities</b>	
2201 · Accrued Payroll	9,174.46
2240 · Health Insurance	
2241 · Employee	8,656.00
<b>Total 2240 · Health Insurance</b>	<b>8,656.00</b>
2250 · PERS Liability	2,738.86
2255 · Accrued Interest FB Auditor	62,325.14
2260 · Vacation Payable	12,787.17
2262 · Sick Pay Accrued	3,913.37
<b>Total 2200 · Payroll Liabilities</b>	<b>99,595.00</b>
2280 · Short Term Principal	121,479.86
<b>2300 · Deposits Held</b>	
2303 · Water Deposits Held	6,360.00
<b>Total 2300 · Deposits Held</b>	<b>6,360.00</b>
<b>Total Other Current Liabilities</b>	<b>216,471.23</b>
<b>Total Current Liabilities</b>	<b>418,904.90</b>
<b>Long Term Liabilities</b>	
2400 · Net Pension Liability	146,812.00
2450 · U.S. Bank Loan WWTP	2,350,072.53
2500 · Deferred Inflows of Resources	11,976.00
<b>Total Long Term Liabilities</b>	<b>2,508,860.53</b>
<b>Total Liabilities</b>	<b>2,927,765.43</b>
<b>Equity</b>	
3900 · Retained Earnings	8,022,105.65
3999 · Prior Period Adjustment FY 23	1,951,651.42
Net Income	-143,316.24
<b>Total Equity</b>	<b>9,830,440.83</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>12,758,206.26</b>

Avila Beach Community Services District  
Profit & Loss  
April 2026

	<u>Apr 26</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Income Summary	
4010 · Operating Revenue	83,676.44
4012 · Solid Waste Franchise Fee	2,059.01
4030 · County Taxes	30,154.73
4050 · Harbor Charges	
4052 · Front Street Lighting	-5,200.96
<b>Total 4050 · Harbor Charges</b>	-5,200.96
4600 · Interest Income	44,522.70
<b>Total 4000 · Income Summary</b>	155,211.92
<b>Total Income</b>	155,211.92
<b>Gross Profit</b>	155,211.92
<b>Expense</b>	
5100 · Merchant Credit Card Fees	
5140 · Invoice Cloud	113.37
<b>Total 5100 · Merchant Credit Card Fees</b>	113.37
5200 · Payroll Expenses	
5210 · Gross Wages	
5211 · Regular Pay	16,731.18
5213 · Overtime Pay	216.66
5214 · Sick Pay	144.44
5215 · Standby Pay	1,480.00
5216 · Vacation Pay	577.76
<b>Total 5210 · Gross Wages</b>	19,150.04
5230 · Payroll Taxes	245.44
5235 · Cell Phone Allowance	50.00
5240 · Health & Medical Exp.	
5242 · Health Ins / Other	6,076.12
<b>Total 5240 · Health &amp; Medical Exp.</b>	6,076.12
5250 · PERS Company Pd Expense	
5255 · PERS Co Pd Shawn	957.10
5256 · PERS Co Pd Kristi	412.33
<b>Total 5250 · PERS Company Pd Expense</b>	1,369.43

Avila Beach Community Services District  
Profit & Loss  
April 2026

	<u>Apr 26</u>
5280 · Payroll Administration & Misc.	130.50
<b>Total 5200 · Payroll Expenses</b>	<b>27,021.53</b>
<b>6000 · Administrative Overheads</b>	
6102 · Accounting	4,702.50
6120 · Dues & Subscriptions	127.97
6135 · Legal	
6137 · Lopez Lake ESA Litigation	8,186.38
6135 · Legal - Other	245.00
<b>Total 6135 · Legal</b>	<b>8,431.38</b>
6140 · Office Supplies & Postage	91.21
6150 · Rate Assistance	1,217.58
6160 · Training	41.92
6167 · Uniforms	321.20
6170 · Website	351.00
<b>Total 6000 · Administrative Overheads</b>	<b>15,284.76</b>
<b>6500 · Operating Expenses</b>	
6503 · Chemicals	1,541.56
6504 · Admin Contract Services	1,332.50
6506 · Contract Labor GM	9,520.00
6507 · Contract Labor Civil Engineer	8,160.00
6509 · Contract Labor - Operations	3,221.23
6515 · Engineering	1,551.50
6520 · Equipment Repair & Maint.	
6522 · Equip. Rep. & Maint-Avila & HD	4,671.71
6524 · Equip. Rep. & Maint. Avila Only	427.80
6520 · Equipment Repair & Maint. - Ot...	1,031.38
<b>Total 6520 · Equipment Repair &amp; Maint.</b>	<b>6,130.89</b>
6528 · Gas & Oil	681.95
6530 · Generator Maintenance	2,553.84
6540 · Lab Tests	5,513.00
6542 · Maintenance	932.04
6550 · Operating Supplies	57.52
6565 · Regulatory Compliance	2,763.07
6570 · Safety Gear	120.29
6572 · Security	397.10
6575 · Small Tools	163.73
6580 · Solids Handling	11,575.14
6585 · Telephone / Internet	276.01
6590 · Utilities	1,365.79

Avila Beach Community Services District  
**Profit & Loss**  
April 2026

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	<u>Apr 26</u>
6591 · Yard Maintenance	<u>47.25</u>
Total 6500 · Operating Expenses	<u>57,904.41</u>
Total Expense	<u>100,324.07</u>
Net Ordinary Income	54,887.85
Other Income/Expense	
Other Expense	
8200 · Non-Operating Expenses	
8270 · Capital Purchases in Prog Water	
8274 · Water Meter Replacement Project	<u>56,408.83</u>
Total 8270 · Capital Purchases in Prog W...	<u>56,408.83</u>
Total 8200 · Non-Operating Expenses	<u>56,408.83</u>
Total Other Expense	<u>56,408.83</u>
Net Other Income	<u>-56,408.83</u>
Net Income	<u><u>-1,520.98</u></u>

Avila Beach Community Services District  
 Checks by Fund w/Accounts  
 April 2026

05/05/26

Type	Date	Num	Name	Memo	Account	Amount	Balance
<b>General / Admin</b>							
Check	04/01/2026	ACH	Teresa Klostermann	Mar 1-31st, 2026 Contract labor for Services	6504 · Admin Contract ...	1,332.50	1,332.50
Check	04/02/2026	ACH	SDRMA Health	Inv 49209	5242 · Health Ins / Other	6,076.12	7,408.62
Check	04/05/2026	BP 2...	Coverall North America, I...	Office Maintenance	6542 · Maintenance	320.00	7,728.62
Check	04/05/2026	BP 2...	Strategic Resources Con...	Inv. ABCSD-03-2026	6102 · Accounting	4,702.50	12,431.12
Check	04/08/2026	ACH	InvoiceCloud	Invoice Cloud merchant fees	5140 · Invoice Cloud	113.37	12,544.49
Check	04/14/2026	4239	Hagemann & Associates	Inv. 1290 3.1 --- 3.31.26 Contract Labor GM	6506 · Contract Labor ...	9,010.00	21,554.49
Check	04/14/2026	4238	VOID	VOID: Void	6140 · Office Supplies ...	0.00	21,554.49
Check	04/14/2026	4241	Scott O'Brien Fire Safety ...	Inv. 75726 Fire Extinguisher Service - WW...	6570 · Safety Gear	120.29	21,674.78
Check	04/17/2026	BP 2...	County of SLO Emergen...	Multi-Jur Haz Mit Pln	6515 · Engineering	1,250.00	22,924.78
Check	04/25/2026	EFT	Five Star Mastercard	FS MC AutoPay	2140 · Five Star MC Co...	1,820.75	24,745.53
Check	04/28/2026	EFT	PG&E	100 San Luis St. District Office	6590 · Utilities	171.60	24,917.13
Total General / Admin						24,917.13	24,917.13
<b>Lights</b>							
Check	04/10/2026	EFT	PG&E	Colony Lights acct # 5992155362-0	6590 · Utilities	156.18	156.18
Check	04/10/2026	EFT	PG&E	Town Lights acct # 0690976984-3	6590 · Utilities	522.54	678.72
Check	04/14/2026	BP 2...	Electricraft, Inc.	Inv. 22333 3.6.26	4052 · Front Street Ligh...	3,950.00	4,628.72
Check	04/14/2026	BP 2...	Electricraft, Inc.	Inv. 22334 3.6.26	4052 · Front Street Ligh...	1,250.96	5,879.68
Total Lights						5,879.68	5,879.68
<b>Sanitary</b>							
Check	04/01/2026	BP C...	Great Western Alarm	Inv # 260302991101 4.1.26	6572 · Security	58.00	58.00
Check	04/02/2026	BP 2...	Cloacina, LLC	Invoice PS200820 3.30.26 Labor & Parts Blo...	6520 · Equipment Rep...	604.75	662.75
Check	04/02/2026	BP C...	Great Western Alarm	Inv # 260304596101 4.1.26	6572 · Security	176.55	839.30
Check	04/02/2026	BP C...	Great Western Alarm	Inv # 260304597101 4.1.26	6572 · Security	162.55	1,001.85
Check	04/02/2026	BP 2...	Pro3 Automation, Inc.	Inv. 4610 - Modify PLC Program	6520 · Equipment Rep...	110.00	1,111.85
Check	04/02/2026	BP 2...	San Luis Powerhouse, Inc.	Inv. 54738 WWTP	6530 · Generator Maint...	1,465.32	2,577.17
Check	04/02/2026	BP 2...	San Luis Powerhouse, Inc.	Inv. 54737 Lift Station	6530 · Generator Maint...	1,088.52	3,665.69
Check	04/05/2026	ACH	Weston Kelly	Inv #1 3.17.26 to 4.2.26	6509 · Contract Labor ...	1,597.50	5,263.19
Check	04/06/2026	BP 2...	Speed's, Inc.	Solids Handling Inv. 75858 3.26.26	6580 · Solids Handling	2,424.84	7,688.03
Check	04/06/2026	BP 2...	Speed's, Inc.	Solids Handling Inv. 75884 3.31.26	6580 · Solids Handling	2,370.70	10,058.73
Check	04/06/2026	BP 2...	Speed's, Inc.	Solids Handling Inv. 75902 3.1.26	6580 · Solids Handling	2,160.70	12,219.43
Check	04/10/2026	BP 2...	Perez Gardening Service	Inv #40666 Auto Pays 1st of each mo	6591 · Yard Maintenance	47.25	12,266.68
Check	04/10/2026	EFT	Mission Linen	Inv # 525587697 3.2.26	6167 · Uniforms	51.03	12,317.71
Check	04/10/2026	EFT	Mission Linen	Inv # 525628650 3.9.26	6167 · Uniforms	51.03	12,368.74
Check	04/10/2026	EFT	Mission Linen	Inv # 525670036 3.16.26	6167 · Uniforms	51.03	12,419.77
Check	04/10/2026	EFT	Mission Linen	Inv # 52571134 3.23.26	6167 · Uniforms	117.08	12,536.85
Check	04/10/2026	EFT	Mission Linen	Inv # 525751687 3.30.26	6167 · Uniforms	51.03	12,587.88
Check	04/13/2026	BP 2...	Oilfield Environmental & ...	Lab Testing Inv # A260204 2.15.26	6540 · Lab Tests	2,090.00	14,677.88
Check	04/13/2026	BP 2...	Oilfield Environmental & ...	Lab Testing Inv # A260402 4.9.26	6540 · Lab Tests	2,058.00	16,735.88

Avila Beach Community Services District  
**Checks by Fund w/Accounts**  
 April 2026

05/05/26

Type	Date	Num	Name	Memo	Account	Amount	Balance	
Check	04/14/2026	4239	Hagemann & Associates	Contract Labor - Sani System	6507 · Contract Labor ...	4,420.00	21,155.88	
Check	04/14/2026	BP 2...	Fluid Resource Manage...	Inv. TR260257 Reg Comp	6565 · Regulatory Com...	1,900.00	23,055.88	
Check	04/14/2026	BP 2...	NVIRO	Inv 5626 WWTP Pump Repair	6522 · Equip. Rep. & M...	3,490.69	26,546.57	
Check	04/16/2026	BP 2...	Core & Main	Inv INV0028476 6ft Dipper Tool	6575 · Small Tools	118.47	26,665.04	
Check	04/16/2026	BP 2...	Pro3 Automation, Inc.	Inv. 4620 - Add Alarm Delay for Wet Well Pu...	6520 · Equipment Rep...	220.00	26,885.04	
Check	04/17/2026	BP 2...	NVIRO	Inv. 5601 H2S Scrubber switch replacement	6522 · Equip. Rep. & M...	1,181.02	28,066.06	
Check	04/17/2026	BP 2...	NVIRO	Inv 5713 Contract Operations Labor	6509 · Contract Labor ...	1,091.23	29,157.29	
Check	04/17/2026	BP 2...	Speed's, Inc.	Solids Handling Inv. 75935 4.15.26	6580 · Solids Handling	4,618.90	33,776.19	
Check	04/20/2026	BP 2...	Brenntag Pacific, LLC	BPI591909 Chemicals	6503 · Chemicals	1,541.56	35,317.75	
Check	04/23/2026	EFT-...	Forte	RFrasene acct 000267 4/21/26	1280 · Water & Sewer ...	140.28	35,458.03	
Check	04/25/2026	EFT	Five Star Mastercard	FS MC AutoPay	2140 · Five Star MC Co...	1,600.94	37,058.97	
Total Sanitary							37,058.97	37,058.97
<b>Solid Waste</b>								
Check	04/14/2026	4239	Hagemann & Associates	Contract Labor GM - Solid Waste	6506 · Contract Labor ...	510.00	510.00	
Total Solid Waste							510.00	510.00
<b>Water</b>								
Check	04/05/2026	ACH	Weston Kelly	Inv #1 3.17.26 to 4.2.26	6509 · Contract Labor ...	532.50	532.50	
Check	04/09/2026	BP 2...	Grace Environmental Ser...	Inv 2147 Water Meter Installation	8274 · Water Meter Re...	6,078.40	6,610.90	
Check	04/09/2026	BP 2...	Grace Environmental Ser...	Inv 2141 Water Meter Installation 1.30.26	8274 · Water Meter Re...	40,768.40	47,379.30	
Check	04/09/2026	BP 2...	Grace Environmental Ser...	Less Retention	8274 · Water Meter Re...	-4,078.40	43,300.90	
Check	04/13/2026	BP 2...	Oilfield Environmental & ...	Lab Testing Inv # A260204 2.15.26	6540 · Lab Tests	1,100.00	44,400.90	
Check	04/13/2026	BP 2...	Oilfield Environmental & ...	Lab Testing Inv # A260402 4.9.26	6540 · Lab Tests	265.00	44,665.90	
Check	04/14/2026	4239	Hagemann & Associates	Contract Labor - Water System	6507 · Contract Labor ...	3,740.00	48,405.90	
Check	04/14/2026	4240	City of Arroyo Grande	Lopez Litigation Inv. 2026-029-Revised	6137 · Lopez Lake ESA...	2,544.38	50,950.28	
Check	04/14/2026	BP 2...	Fluid Resource Manage...	Inv. TR260257 Reg Comp	6565 · Regulatory Com...	639.37	51,589.65	
Check	04/16/2026	BP C...	Aqua-Metric Sales, Inc.	Inv. 0113424 Water Meters	8274 · Water Meter Re...	9,530.49	61,120.14	
Check	04/16/2026	BP C...	Aqua-Metric Sales, Inc.	Inv 0113425 Water Meters	8274 · Water Meter Re...	4,109.94	65,230.08	
Check	04/16/2026	BP 2...	SLO Co Health	IN164430 Backflow Prevention Program	6565 · Regulatory Com...	223.70	65,453.78	
Check	04/17/2026	BP 2...	Wallace Group, Inc.	Inv. 0245-0018-00 66692	6515 · Engineering	301.50	65,755.28	
Check	04/23/2026	EFT-...	Forte	RFrasene acct 000267 4/21/26	1280 · Water & Sewer ...	233.37	65,988.65	
Check	04/23/2026	EFT-...	Forte	Avila Oaks HOA acct 000045 4/21/26	1280 · Water & Sewer ...	357.32	66,345.97	
Check	04/25/2026	EFT	Five Star Mastercard	FS MC AutoPay	2140 · Five Star MC Co...	120.00	66,465.97	
Check	04/28/2026	EFT	PG&E	1717 Cave Landing	6590 · Utilities	256.97	66,722.94	
Total Water							66,722.94	66,722.94
<b>TOTAL</b>						<b>135,088.72</b>	<b>135,088.72</b>	



**AVILA BEACH**  
**COMMUNITY SERVICES DISTRICT**  
Post Office Box 309, Avila Beach, CA. 93424

**MEMORANDUM**

TO: Board of Directors

FROM: Brad Hagemann, General Manager 

DATE: May 12, 2026

ITEM 7.C. General Manager Report

**Zone 3 Technical Advisory Committee (TAC)**

The Zone 3 Technical Advisory Committee next meeting is scheduled for May 13, 2026. The agenda for the meeting was not available at the time this report was prepared. As of this writing (May 6, 2026), the Lopez reservoir is at approximately 87% of capacity with 43,060 AF in storage. Total annual rainfall accumulation at the lake is 23.89 inches, which is about 119% of the annual average.

The Zone 3 Advisory Committee next meeting is scheduled for May 21, 2026, at the Grover Beach City Hall Chamber.

**Meter Installation Project Status Report**

We have approximately 5 meters remaining to be installed to complete the installation project. We anticipate that Grace Environmental will wrap up the installation of all the residential meters by May 13<sup>th</sup>. The larger meters for the hotels and apartment complexes may take a little more time, since we need to coordinate the shut-down of their water systems for a couple hours during the install. We are working with our meter vendor and our billing software vendor to load the appropriate software so we can conduct the April meter reads via the radio read.

**Fiscal Year 2025/26 Financial Audit**

On May 6, 2026, the Nigro and Nigro audit team conducted their initial audit visit at the District office. They reported that all data records and files appeared to be in good shape. Staff will “closeout” the fiscal year financial records in August, at which time the auditors will complete their work and prepare a draft Audit Report. We anticipate Nigro & Nigro will present their audit report to the Board at the October or November 2026 Board meeting.

**Re-painting the “no parking” areas**

Every few years the District retains a contractor to re-paint the no parking red curbs and driveways to ensure easy access to fire hydrants and areas with limited site distance. The work was completed in late April by Toste Construction and Asphalt Company.

**Avila Business Group**

Supervisor Dawn Legg Ortiz’s office has requested me to attend their next Avila Business Group meeting. No date has been set. I understand the group has met at least once and they are trying to get a periodic meeting scheduled. I will report back on the results of the meeting.





# AVILA BEACH COMMUNITY SERVICES DISTRICT

## May 2026 Operations and Maintenance Report

### **Compliance**

There were no compliance issues for the month of April. The April 2026 Self-Monitoring Report and associated data tables & graphs are attached.

### **Wastewater Treatment Plant**

Two heavily corroded pump mounts have been removed and replaced. This corrective action eliminated the vibration issue of concern and is will extend the service life of the secondary sludge pumps.

The primary clarifier remains offline pending drive replacement. GSE Construction successfully “encouraged” Wes Tech to honor its previously committed timeline, and the new drive is now scheduled to be brought online the week prior to Memorial Day.

The annual wet well and pump inspection was completed at the plant in April. All equipment was found to be in good working condition.

A fine bubble diffuser in the MBR aeration basin has failed (“blown out”), resulting in poor air diffusion in a section of aeration. This condition increases power consumption and reduces treatment efficiency. Replacement components have been ordered and are scheduled to be delivered within two to four weeks. Staff is coordinating the repair with Cloacina; the work will require the MBR to be drained for one day to allow removal and replacement of the affected rubber components.

### **Wastewater Collection System**

We are researching methods to track and monitor Infiltration and Inflow (I&I) in the wastewater collection system. This will assist in identifying key areas to perform repairs or improvements, which will minimize storm flow impacts at the wastewater plant and protect underground infrastructure.

### **Water System**

Grace Environmental continues to make progress on the meter replacement project. Through the end of April, we have approximately 5 more meters to install. Replacement of the larger, commercial meters may take a bit longer. The contractor still has a few “punch list” items to complete.

As we move into the summer months, staff is monitoring nitrate/nitrite levels more closely to ensure continued protection of public health.

# Avila Beach CSD Wastewater Treatment Facility

Monthly report due last day of following month  
Annual report due January 30

Month: APRIL 2026

Date	Daily Flow (MGD)			Effluent Monitoring		
	Total	Max (gpm)	Avg (gpm)	Biweekly Total Coliform	Biweekly Fecal Coliform	Daily Chlorine Residual
1	0.063058	117	44			0.00
2	0.062729	101	44	<1.8	<1.8	0.00
3	0.069186	130	48			0.00
4	0.074007	108	51			0.00
5	0.065397	122	45			0.00
6	0.066175	101	46			0.10
7	0.058730	91	40	<1.8	<1.8	0.00
8	0.061180	116	42			0.00
9	0.060999	102	42	2.0	<1.8	0.00
10	0.065820	96	46			0.00
11	0.065419	132	45			0.00
12	0.063032	95	44			0.00
13	0.050750	13	35			0.00
14	0.050020	107	35	4.5	<1.8	0.00
15	0.044960	101	31			0.00
16	0.050607	92	35	<1.8	<1.8	0.00
17	0.055265	92	38			0.00
18	0.062720	113	44			1.00
19	0.057533	100	40			0.60
20	0.046250	60	32			1.00
21	0.046705	104	39	<1.8	<1.8	0.00
22	0.045490	100	33			0.00
23	0.040821	55	28	7.8	<1.8	0.00
24	0.047488	91	33			1.08
25	0.059256	101	41			0.00
26	0.055369	77	38			0.00
27	0.048710	87	34			0.00
28	0.044538	101	31	<1.8	<1.8	0.60
29	0.033784	107	23			0.00
30	0.034311	73	24			0.00
31						
Min	0.033784	13	23	<1.8	<1.8	0.00
Mean	0.055010	96.2	38.4	<1.8	<1.8	0.15
Max	0.074007	132	51	7.8	<1.8	1.08
Total	1.650309	Effluent daily (dry weather) flow NTE 0.2 MGD (mean).				

Effluent and Influent Monitoring					
Date	Weekly Effluent BOD (24 HC)	Weekly Effluent TSS (24 HC)	Weekly Influent BOD (24 HC)	Weekly Influent TSS (24 HC)	Monthly Effluent Oil & Grease (Grab)
4/2/26	6.6	<5.0	240	78	
4/9/26	23	28	370	800	<6.4
4/16/26	<4.0	<5.0	260	290	
4/23/26	<4.0	<5.0	380	290	
4/30/26					
Min	<4.0	<5.0	240	78	<6.4
Mean	7.4	7.0	312.5	364.5	<6.4
Max	23	28	380	800	<6.4
BOD Removal: 97.6%			TSS Removal: 98.1%		

Effluent Monitoring				
Date	Weekly Set. Solids (Grab)	Weekly Turbidity (Grab)	Weekly pH (Grab)	Weekly Temp °F (Grab)
4/2/26	<0.1	0.35	6.81	73.9
4/9/26	<0.1	3.6	7.22	74.6
4/16/26	<0.1	0.25	7.24	73.4
4/23/26	<0.1	1.3	7.24	72.1
4/30/26			---	
Min	<0.1	0.25	6.81	72.1
Mean	<0.1	1.38	7.13	73.5
Max	<0.1	3.60	7.24	74.6

\*Effluent pH samples were collected on 4/2, 4/10, 4/17, 4/24.

Influent Brine Received	
Date	Volume (Gallons)
N/A	N/A

Sludge Removal	
Date	Gallons
4/10/26	4,000
4/13/26	4,000
4/16/26	4,500

Effluent Limits				
Parameter	Units	Monthly Avg	Weekly Avg	Daily Max
BOD	mg/L	40	60	90
Suspended Solids	mg/L	40	60	90
Oil and Grease	mg/L	25	40	75
Turbidity	NTU	75	100	225
Total Coliform	MPN/100 mL	7 Sample Median: 23		
		More than once in 30 days: 240		
		Daily Maximum: 2,400		
Chlorine Residual	mg/L	6 Month Median: 0.3		1.2
pH	pH units	Between 6.0 - 9.0		
Settleable Solids	mL/L	1.0	1.5	3.0
BOD/TSS Removal	%	≥ 75%	***	***

I certify under penalty of perjury that the foregoing is true and accurate and that the sampling procedure and analysis used are as specified in the Waste Discharge Order for this facility.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

# Avila Beach CSD Wastewater Treatment Facility

Monthly report due last day of following month  
Annual report due January 30

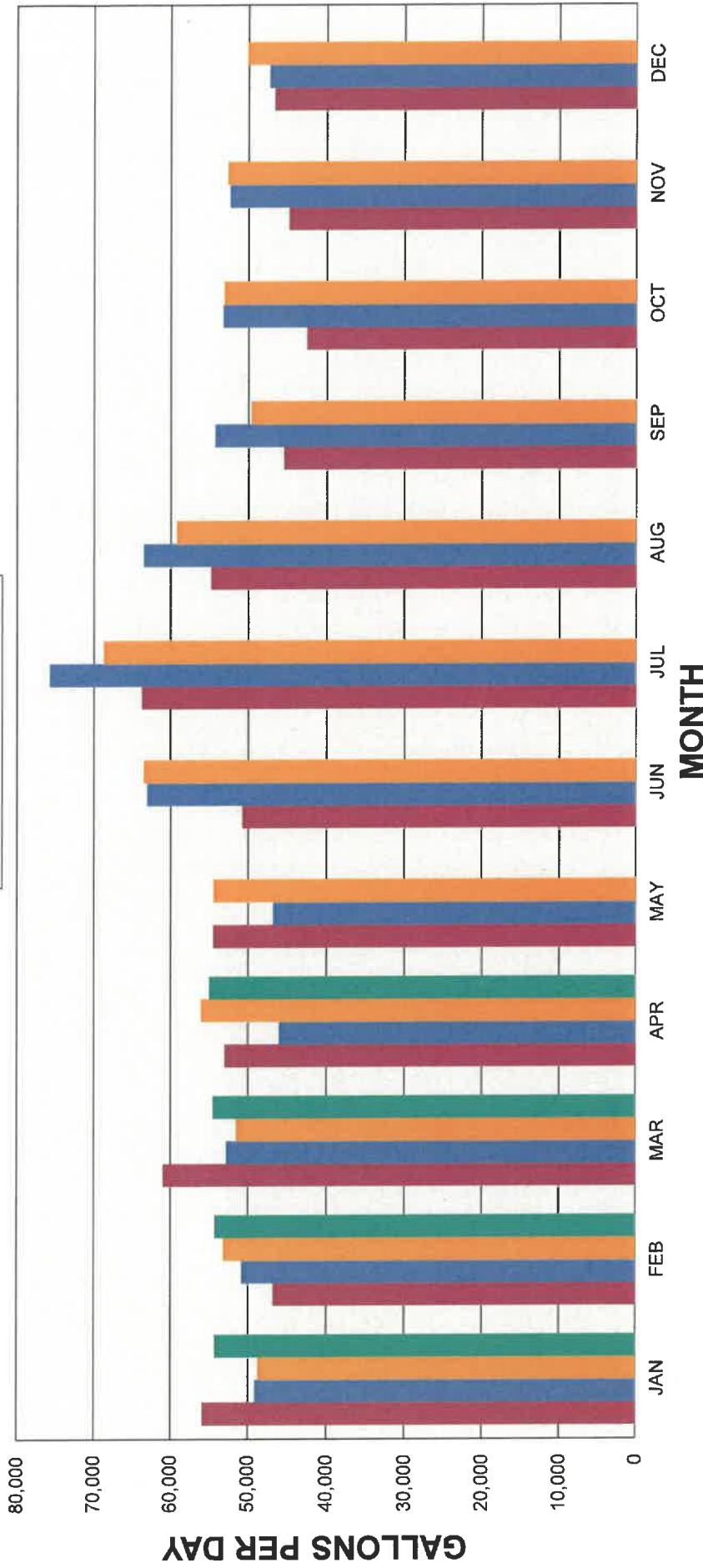
Month: APRIL 2026

## Process Sampling

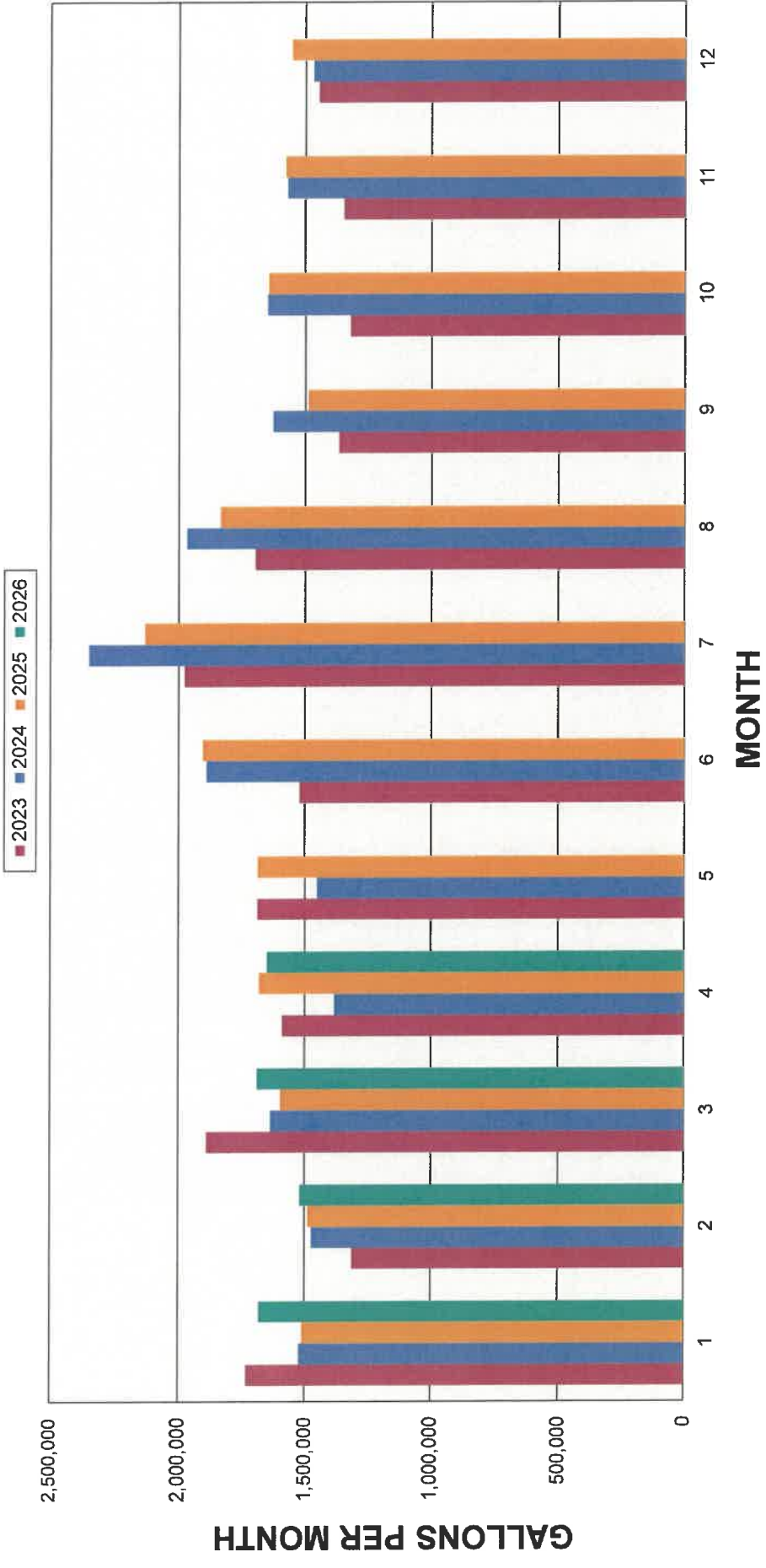
Parameter (mg/L)	MBR Influent (24HC)		MBR Aeration (grab)	
	4/2/26	4/9/26	4/2/26	4/9/26
BOD (mg/L)	160	180	---	---
Total Suspended Solids (mg/L)	74	120	4,900	5,200
Volatile Suspended Solids (mg/L)	---	---	4,400	4,600

*The process sampling results attached were required by the manufacturer for the first year of operation of the WWTP. Avila Beach CSD staff have elected to continue monthly process sampling beyond this requirement to monitor plant performance. The constituents/frequency may change at the discretion of Avila Beach CSD.*

# ABCSD AVERAGE DAILY WWTP EFFLUENT FLOW (2023 - 2026)

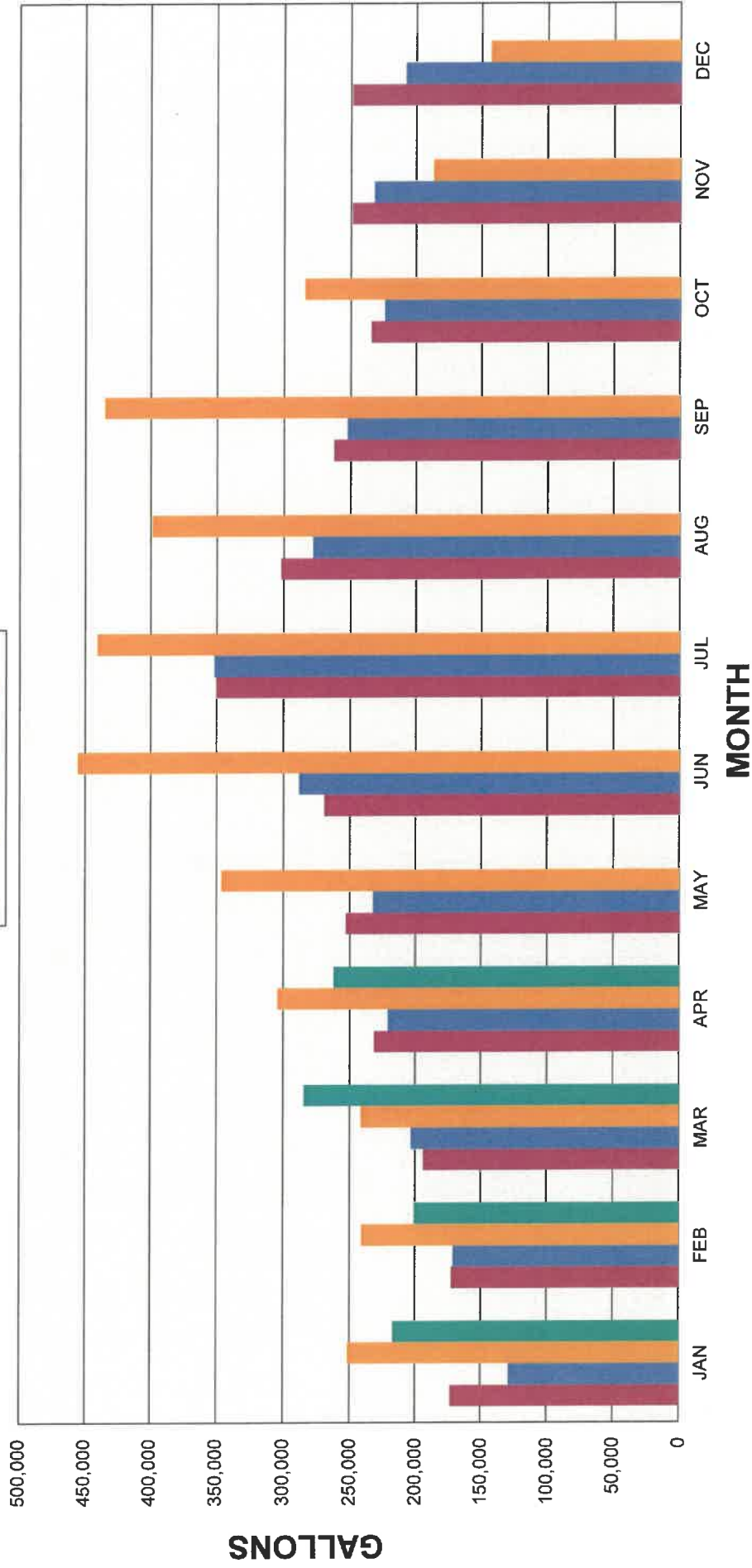


# ABCSD MONTHLY TOTAL WWTP EFFLUENT FLOW (2023 - 2026)

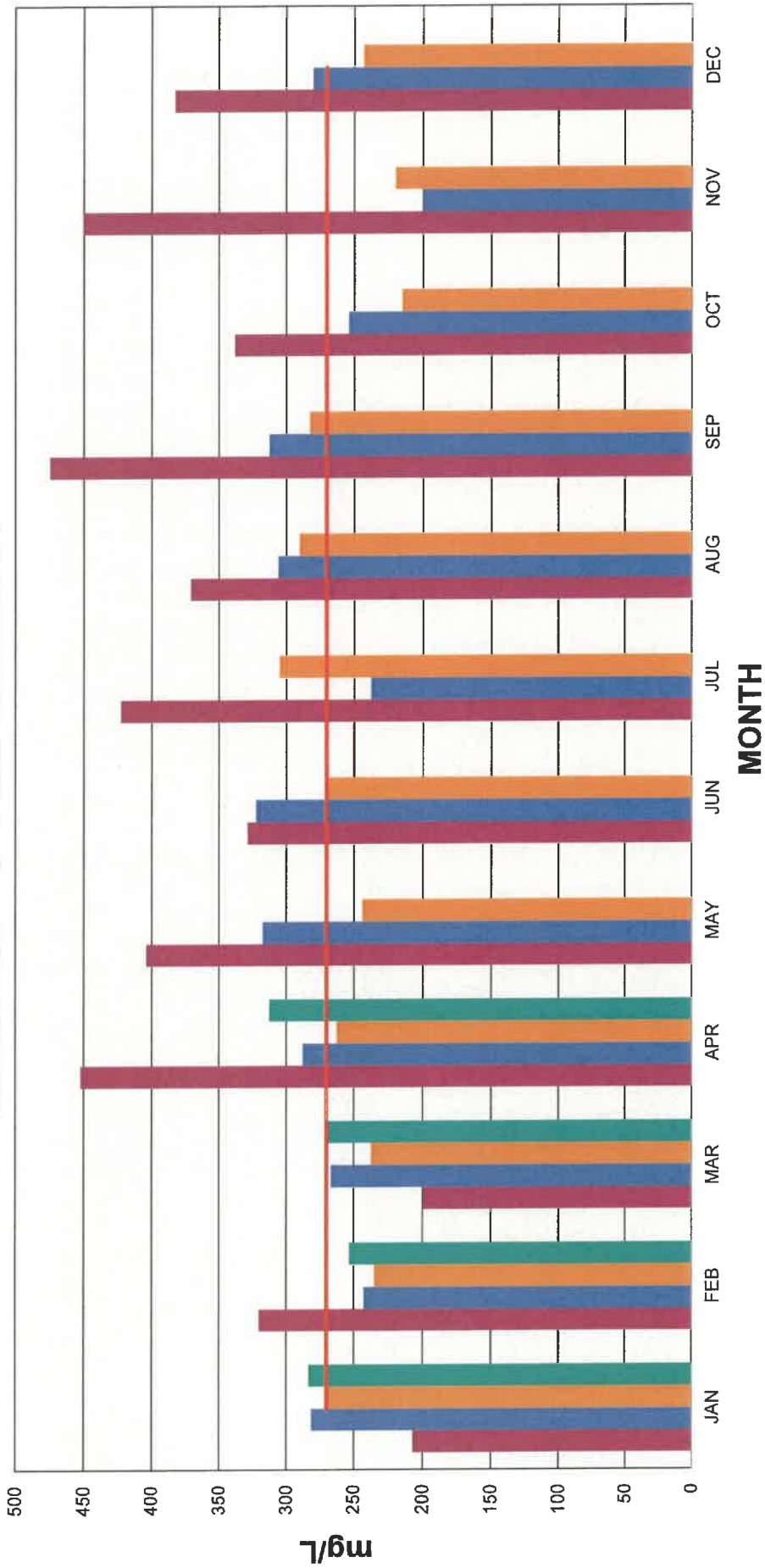


# PORT SAN LUIS MONTHLY TOTAL FLOW (2023 - 2026)

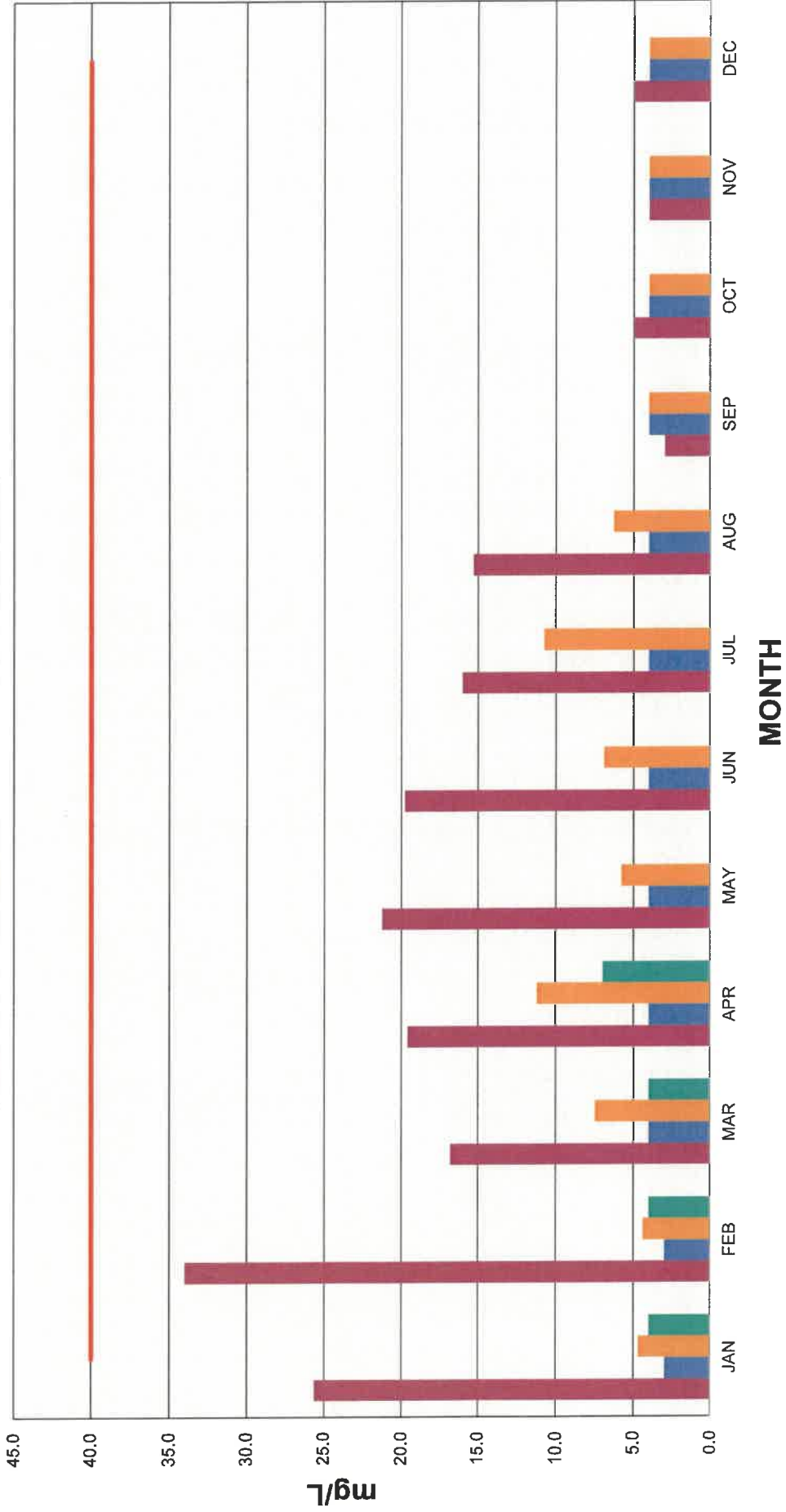
■ 2023 ■ 2024 ■ 2025 ■ 2026



# ABCSD MONTHLY AVERAGE INFLUENT BOD (2023 - 2026)

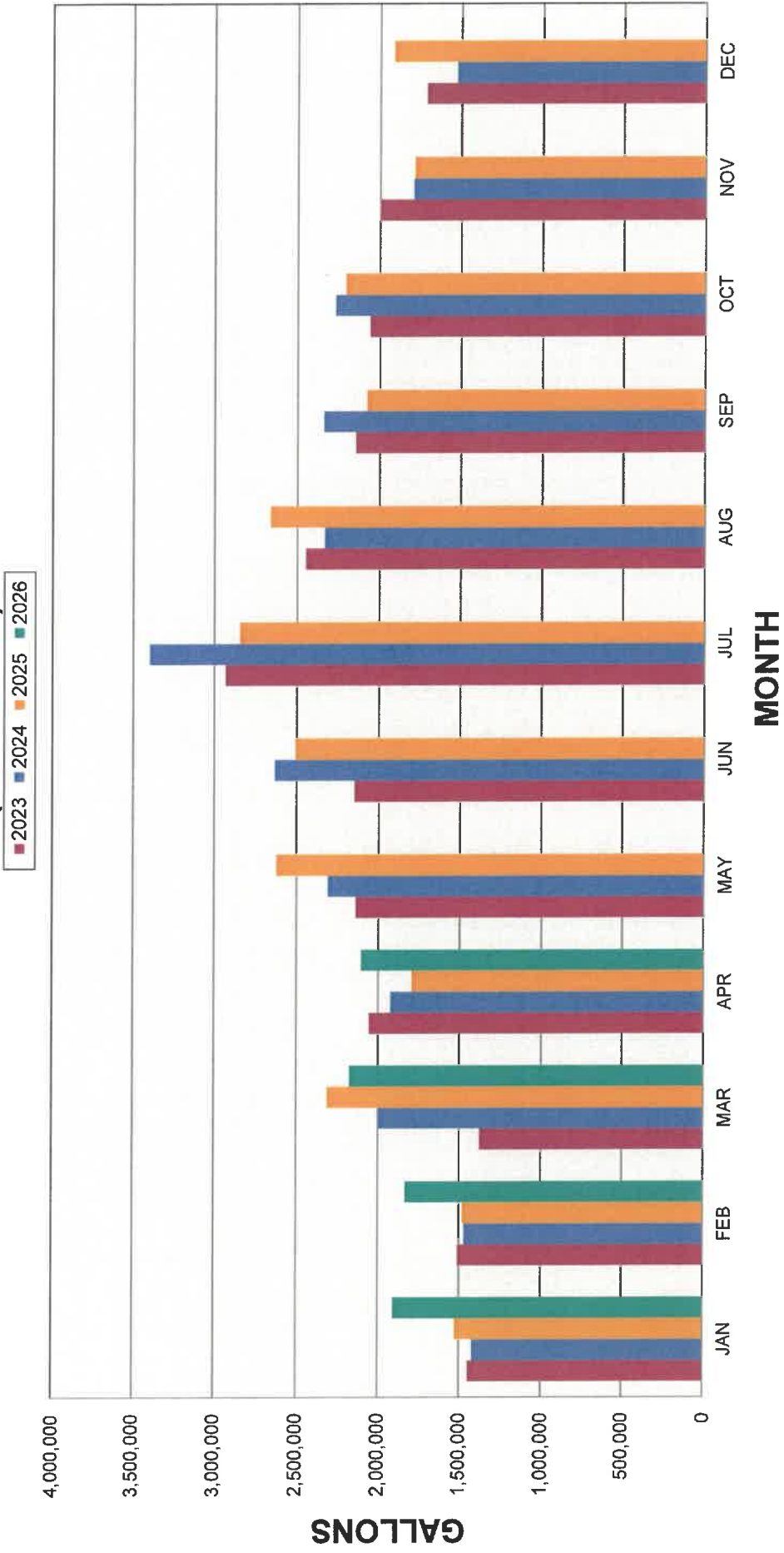


# ABCSD MONTHLY AVERAGE EFFLUENT BOD (2023 - 2026)



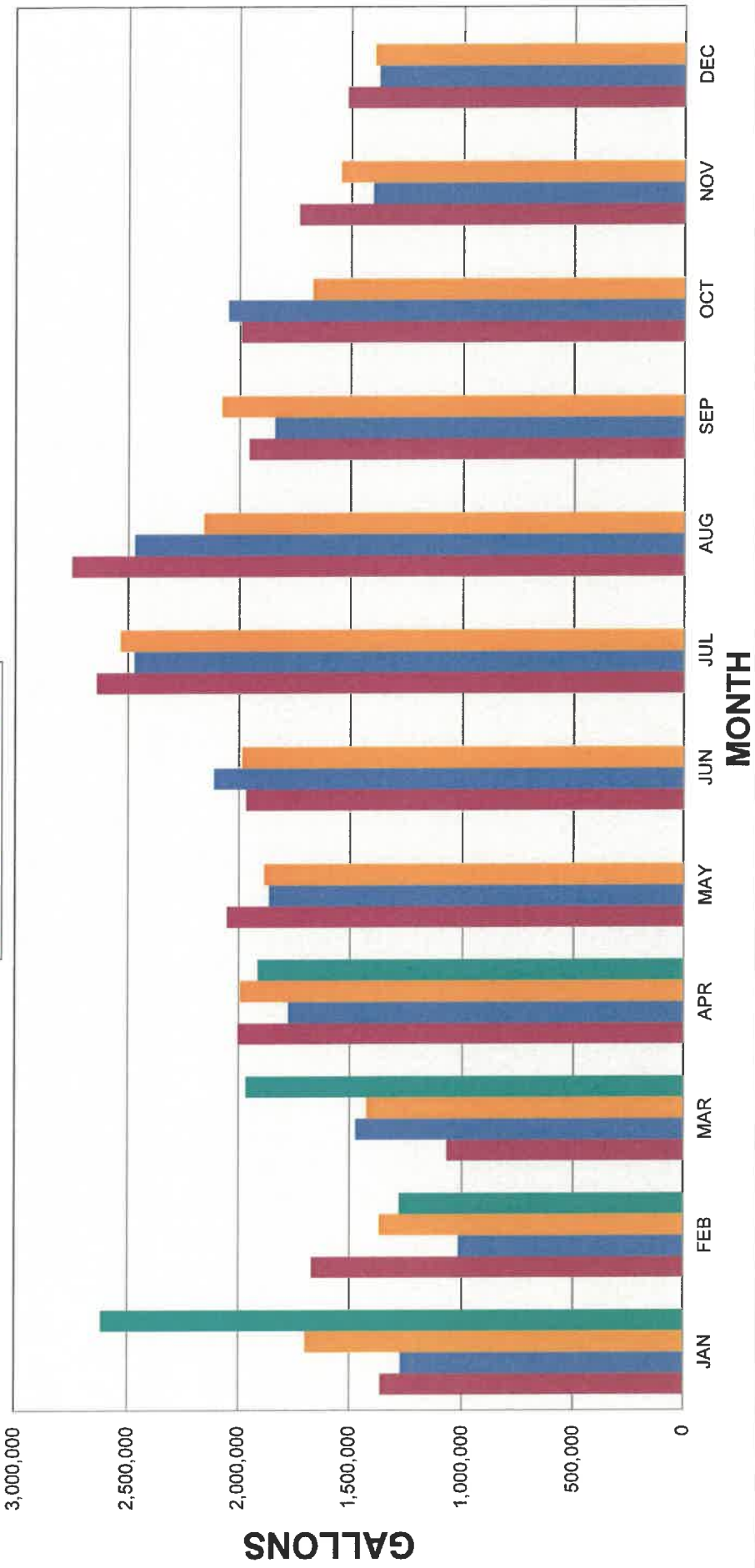
Note: Non Detect (ND) values are represented on the graph at their reporting limit.

# ABCSD MONTHLY WATER PURCHASED FROM LOPEZ (2023 - 2026)



# ABCSD MONTHLY WATER SOLD (2023 - 2026)

■ 2023 ■ 2024 ■ 2025 ■ 2026



**AVILA BEACH  
COMMUNITY SERVICES DISTRICT**

Post Office Box 309, Avila Beach, CA. 93424

TO: Board of Directors

FROM: Brad Hagemann, General Manager

DATE: May 12, 2026

ITEM 9A: Consider Adoption of the FY 2026-27 Annual Budget including: Resolutions No.'s 2026-03, a Resolution for Determination of Appropriation Limitation for the FY 2026-27 and Resolution No. 2026-04 Adopting the FY 2026-27 Budget.

Recommendation:

1. Receive Staff Report and Board Comment on the Proposed FY 2026/27 Budget
2. Open Public Hearing and Receive any Public Comment
3. Close the Public Hearing
4. Consider any further changes to the proposed budget
5. Adopt as Final, the Proposed Budget for FY 2026-27, by adopting Resolution Nos. 2026-03 and 2026-04, or if necessary, continue this item to a date certain for further consideration.

Discussion/Background:

Staff presented the FY 2026/27 Preliminary Budget to the Board at the April 14, 2026, Board meeting. The Board reviewed the estimated FY 2026/27 year-end revenues and expenses; the projected FY 2026/27 revenues and expenses; and the proposed FY 2026/27 Capital Improvement Program. The Board also provided an opportunity for public comment.

The Board provided feedback on the Preliminary Budget and directed staff to prepare the draft Final FY 2026/27 Budget and to schedule a Public Hearing for consideration of the draft Final FY 2026/27 budget for the May 12<sup>th</sup>, 2026, Board meeting. A Public Hearing Notice for the budget consideration was published on April 23, 2026.

Attached is the draft Final FY 2026/27 Budget for the Board's review and approval. The Draft Final budget includes:

- No water and sewer rate increases.
- An estimated 4% increase in county tax revenue.
- A significant increase in wages and benefits due to adding a billing clerk position and a utility operations position. Funding for these new positions will be offset by significant reductions in contract labor costs. However, the addition of the new positions will add a net increase of approximately \$150,000 to the wages and benefits budget. With the addition of the billing clerk position, the District will be able to staff the office five days a week to provide better customer service. In addition, it will provide cross training on the

billing and accounting software systems and provide coverage when the office manager is out sick or on vacation.

The utility operations position will provide a second person to perform maintenance and operations tasks, assist with compliance reports, manage projects, and provide a second person to ensure tasks are done safely. The person in this position will obtain the appropriate certification to share in the on-call standby duties and provide operations coverage for the chief plant operator when they are out sick or on vacation, thereby reducing our contract labor costs.

- The proposed salary schedule includes a 3% cost of living adjustment and changes the step increases from 6% per step to 5%.
- The budget anticipates a 5% increase in utility costs, a slight increase in most O & M expenses and a 15% increase in water purchase costs due to the Lopez litigation.

The Capital Improvement Program budget includes the following:

**Wastewater**

- The annual WWTP project loan payment of approximately \$206,000.
- Continued work on the sewage collection system to minimize/eliminate inflow and infiltration.

**Water**

- Replacement of non-operational water main valves that limit our ability to isolate water main breaks/repairs.
- Implement the recommendations for water tank #1 inspection to include minor repair, and re-coating of the exterior.
- The Water capital budget includes \$50,000 for study and development of a more sustainable water supply to replace all or a portion of the District's State Water portfolio.

**Admin**

- Admin projects include, updating/improving the District office bathroom and replacing the office flooring.

Following the Board's review of the staff report, the Board should: Open the Public Hearing; receive any public comment, close the Public Hearing, consider any changes to the Draft Budget; and then consider adoption of Resolution No. 2026-03, (which increases the District's Appropriation Limitations) and Resolution No. 2026-04 which formally adopts the FY 2026/27 District Budget. Approval of the Resolutions can be accomplished with one motion or the Board can consider the Resolutions separately.

Attachments:

1. Resolution No. 2026-03
2. Resolution No. 2026-04
3. Final Draft of the FY 2026-27 Budget

**AVILA BEACH COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2026-03**

**A RESOLUTION FOR DETERMINATION OF  
APPROPRIATION LIMITATION FOR THE  
2026-2027 FISCAL YEAR  
AND  
REQUESTING DISTRIBUTION OF  
SPECIAL DISTRICT AUGMENTATION FUNDS**

WHEREAS, Article XIII B of the California Constitution specifies that appropriations made by governmental entities may increase annually by the change in population and the change in either the California Per Capita Personal Income or the change in the local assessment roll due to local residential construction; and

WHEREAS, the State Department of Finance has determined that the percent change in the California Per Capita Personal Income (CPCPI) is **1.0495** and the percent change in the population (POP) of the unincorporated areas of San Luis Obispo County is **-0.62** and,

WHEREAS, the appropriation, subject to limitation (estimated net tax proceeds excluding Augmentation Funds) for FY 2025/26 was been determined to be **\$7,988,999**; and

WHEREAS, the appropriation limit exceeds the appropriation subject to limitation; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors, of the Avila Beach Community Services District, San Luis Obispo County, California, as follows:

1. That the ratio of change is and is determined as follows:

$$1.0495 \times 0.9938 = 1.0430$$

2. That the 2026-2027 Appropriation Limit is and is determined as follows:

2025-2026 Limitation		\$ 7,988,999
2026-2027 Ratio of Change	X	<u>1.0430</u>
2026-2027 Appropriation Limitation		<b><u>\$ 8,332,526</u></b>

3. That the Appropriation Limitation (**\$8,332,526**) exceeds the Appropriation subject to Limitation (**\$478,389**) by **\$7,854,137**.

4. No further adjustment to the FY 2026-2027 Appropriation Limitation has been made for mandated costs. However, any new mandated costs or increases in existing mandated costs would increase the limitation by the amount of "Proceeds from Taxes" used to finance mandates in fiscal year 2026-2027.
  
5. That the County of San Luis Obispo distribute to the District, the District's share of the Special District's Augmentation Funds, if any, as determined by the Board of Supervisors.

Upon motion of Director \_\_\_\_\_, seconded by Director \_\_\_\_\_, and on the following roll call vote to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution is hereby adopted this 12th day of May 2026.

\_\_\_\_\_  
Peter Kelley, President

ATTEST:

\_\_\_\_\_  
Secretary to the Board of Directors

**AVILA BEACH COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2026-04**

**A RESOLUTION ADOPTING THE 2026-2027 FISCAL YEAR BUDGET**

WHEREAS, The District is required, pursuant to state codes to designate a custodian for its monies; and,

WHEREAS, such custodianship requires that proper methods be used for the acquisition and disbursement of District monies; and,

WHEREAS, the District desires to make known its planned activities and associated costs for the 2026-2027 fiscal year.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of directors, Avila Beach Community Services District, San Luis Obispo County, California, as follows:

1. That the proposed budget entitled, "Avila Beach Community Services District 2026/27 Fiscal Year Budget," be adopted as submitted or amended.
2. That the budget be administered as established by past policies and practices.

ON MOTION of Director \_\_\_\_\_ seconded by Director \_\_\_\_\_,  
and on the following roll call vote to wit:

AYES:

NOES:

ABSENT:

The foregoing resolution is hereby adopted this 12th day of May 2026.

\_\_\_\_\_  
Peter Kelley, President

ATTEST:

\_\_\_\_\_  
Secretary to the Board of Directors



# **Avila Beach Community Services District**

**FINAL**

**2026/27 Fiscal Year Budget**

Presented to the Board of Directors

May 12, 2026

Peter Kelley, President  
John Janowicz, Vice President  
Kristin Berry  
Howie Kennett  
Ara Najarian

Proposed by:

Brad Hagemann  
General Manager/District Engineer

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Fund Balances**

**AVILA BEACH COMMUNITY SERVICES DISTRICT**  
**Cash Account Balances**  
**Estimated FY 2025/26 Ending Balances**

**General Checking -**

Five Star	Approx Ending Balance	06/30/26	\$ 900,000
Columbia Bank	Approx Ending Balance	06/30/26	<u>\$ 4,000</u>
Five Star Money Mkt	Approx Ending Balance	06/30/26	\$ 225,000
CA Class Money Mkt	Approx Ending Balance	06/30/26	\$ 100,000

**LAIF - Account Balance**

	Beginning Balance	06/30/25	\$ 4,304,000
	Transfer In/Out		\$ 0.00
	Interest earned		\$ 185,000
<b><u>LAIF Approx Ending Balance</u></b>		06/30/26	<b><u>\$ 4,489,000</u></b>

**Reserve Account Balances**

	<b>Water</b>		
	Operating Reserve		\$ 425,000
	Capital Replacement Reserve		\$ 500,000
	Emergency Capital Reserve		\$ 125,000
	Rate Stabilization		<u>\$ 100,000</u>
	Total Water		\$ 1,150,000
	<b>Wastewater</b>		
	Operating Reserve		\$ 525,000
	Capital Replacement Reserve		\$ 1,500,000
	Emergency Capital Reserve		\$ 225,000
	Rate Stabilization		<u>\$ 100,000</u>
	Total Wastewater		\$ 2,350,000
	Unallocated General Reserves		\$ 989,000
<b>Total Approx Ending Cash Balance</b>		06/30/26	<b><u>\$ 5,718,000</u></b>
<b>Total Approx Ending Cash Balance</b>		06/30/25	<b>\$ 5,674,000</b>
<b>Approximate Net Difference (unaudited)</b>			<b>\$ 44,000</b>

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Budget Summary**

Avila Beach Community Services District  
 Operations Maintenance Budget  
 Final Combined Detail  
 Fiscal Year 2026/27  
 (May 12, 2026)

Ordinary Income/Expense	Combined	Admin/Gen	Sanitary	Water	Street Lights	Solid Waste	Total
<b>Income</b>							
4010 · Operating Revenue	0	435,000	500,000	0	0	0	935,000
4012 · S W Franchise Fee						35,000	35,000
4020 · Ambulance Franchise Fee	5,000	0	0	0	0	0	5,000
4030 · County Taxes	820,000	50,000	110,000	15,000	0	0	995,000
4050 · Harbor O & M Reimbursement	0	115,000	0	1,200	0	0	116,200
4100 · Misc Income	0	0	0	0	0	0	0
4600 · Interest Income	225,000	0	0	0	0	0	225,000
<b>Total Income</b>	<b>1,050,000</b>	<b>600,000</b>	<b>610,000</b>	<b>16,200</b>	<b>35,000</b>	<b>2,311,200</b>	
<b>Expense</b>							
5100 · Merch CC Fees TIB	2,000	0	0	0	0	0	2,000
5210 · Gross Wages	375,000	0	0	14,000	0	0	389,000
5215 · Standby Pay	20,000	0	0	0	0	0	20,000
5230 · Payroll Taxes	6,000	0	0	0	0	0	6,000
5235 · Cell Phone	600	0	0	0	0	0	600
5242 · Health Insurance	130,000	0	0	0	0	0	130,000
5254 · CalPERS Retirees & UAL	20,000	0	0	0	0	0	20,000
5256 · CalPERS Employees	35,000	0	0	0	0	0	35,000
5260 · Work Comp Insurance	18,000	0	0	0	0	0	18,000
5280 · Payroll Admin & Misc	2,000	0	0	0	0	0	2,000
6102 · Accounting Labor	25,000	0	0	0	0	5,000	30,000
6103 · Accounting Audit	30,000	0	0	0	0	2,000	32,000
6120 · Dues & Subscriptions	15,000	1,000	1,000	0	0	0	17,000
6130 · LAFCo Fees	6,400	0	0	0	0	1,000	7,400
6135 · Legal	5,000	1,000	32,000	0	0	3,000	41,000
6140 · Office Supplies & Postage	17,000	3,500	1,500	0	0	0	22,000
6145 · Public Notices	1,000	0	0	0	0	0	1,000
6549 · Rate Study	0	10,000	10,000	0	0	0	20,000
6150 · Rate Assistance	0	5,000	8,000	0	0	0	13,000
6155 · Rent	0	0	0	0	0	0	0
6160 · Training	1,000	0	0	0	0	0	1,000
6165 · Travel	1,000	1,000	0	0	0	0	2,000
6167 · Staff Uniforms	0	2,500	2,500	0	0	0	5,000
6170 · Web Site	5,000	0	0	0	0	0	5,000
6503 · Chemicals	0	25,000	1,500	0	0	0	26,500
6504 · Admin Contract Services	5,000	0	0	0	0	0	5,000
6506 · Contract Labor GM	85,000	0	0	10,000	0	0	95,000
6507 · Contract Labor GM Water/Sani	0	50,000	32,000	0	0	0	82,000

Avila Beach Community Services District  
Operations Maintenance Budget

Final Combined Detail  
Fiscal Year 2026/27  
(May 12, 2026)

Combined	Admin/Gen	Sanitary	Water	Street Lights	Solid Waste	Total
6508 · Contract Labor Maintenance	0	10,000	10,000	0		20,000
6509 · Contract Labor Operations	0	15,000	7,500	0		22,500
6510 · Critical Spare Parts	0	25,000	4,000	0	0	29,000
6515 · Engineering	0	3,500	2,500	0	0	6,000
6518 · Equipment	2,500	5,000				7,500
6520 · Equip Repairs & Maintenance	4,500	80,000	15,000	3,000	0	102,500
6525 · Fat Oil & Grease Program	0	2,500	0	0	0	2,500
6528 · Vehicle Gas & Oil		6,500				6,500
6530 · Generator Maintenance		8,000				8,000
6535 · Insurance P/L	14,000	14,500	15,000	0	0	43,500
6540 · Lab Tests	0	40,000	4,000	0	0	44,000
6542 · Maintenance & Janitorial	6,000	0	2,000	0	0	8,000
6545 · Miscellaneous	0	0	0	0	0	0
6550 · Operating Supplies	1,000	5,000	1,000	0	0	7,000
6555 · Permits & Fees	0	15,000	8,000	0	0	23,000
6560 · Plan Checks	0	0	1,000	0	0	1,000
6565 · Regulatory Permit Compliance		24,000	7,500	0	0	31,500
6567 · Bldg Repairs	4,000					4,000
6570 · Safety Gear	0	1,000	500			1,500
6572 · WWTP Alarms (GW)	0	5,000	0	0	0	5,000
6575 · Small Tools	0	2,500	1,000	0	0	3,500
6580 · Solids Handling		50,000				50,000
6585 · Telephone	3,500	3,000	0	0	0	6,500
6590 · Utilities	2,800	95,000	4,000	14,000	0	115,800
6591 · Yard Maintenance		3,000	1,000			4,000
6802 · Lopez Water	0		230,000	0	0	230,000
6805 · State Water	0	0	220,000	0	0	220,000
Sub total Operating Expense	843,300	512,500	622,500	17,000	35,000	2,029,700
6600 · Cal Fire Contract Labor	220,000					
Total Expense	1,063,300	512,500	622,500	17,000	35,000	2,250,300

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Administrative Fund**

Avila Beach Community Services District  
 Final Admin FY 2026/27 Budget  
 May 12, 2026

	25/26 Budget	25/26 Projected	25/26 Comments	26/27 Proposed Budget	26/27 Comments
<b>Ordinary Income/Expense</b>					
<b>Administrative/General Income</b>					
4010 · Operating Revenue	0				
4020 · Contract Services Ambulance	5,000	5,000		5,000	
4030 · County Taxes	600,000	600,000		820,000	
4050 · Harbor Charges					
4070 · Late Charge Penalty					
4600 · Interest Income	200,000	200,000		225,000	
<b>Total Income</b>	<b>805,000</b>	<b>805,000</b>		<b>1,050,000</b>	
<b>Expense</b>					
5100 · Merchant CC Fees TIB	8,000	7,000		2,000	
5210 · Gross Wages	200,000	210,000		375,000	Add Admin & Ops Staff
5215 · Standby Pay	20,000	20,000		20,000	
5230 · Payroll Taxes	3,000	3,200		6,000	
5235 · Cell Phone Allowance		600		600	
5242 · Health Insurance	80,000	70,000		130,000	Health Insurance Premiums
5254 · CalPERS UAL	18,000	20,000		20,000	Unfunded Liability
5256 · CalPERS All EEs	15,000	19,000		35,000	District Share (50%)
5260 · Work Comp Insurance	10,000	10,000		18,000	
5280 · Payroll Admin & Misc.	1,800	1,800		2,000	Payroll Processing Fees
6102 · Accounting Labor	40,000	50,000		25,000	Contract Controller
6103 · Accounting Audit	18,000	45,000	Includes auditor & contract labor	30,000	
6120 · Dues & Subscriptions	10,000	12,000		15,000	CSDA and USA 811
6130 · LAFCo Fees	6,200	6,100		6,400	LAFCO Annual Fee
6135 · Legal	10,000	5,000		5,000	General Legal
6140 · Office Supplies & Post	7,000	17,000		17,000	Co. Prop Tax Expenses
6145 · Public Notices	1,000	500		1,000	
6150 · Rate Assistance	0	0			
6160 · Training	1,000	1,000		1,000	Director & EE Trng
6165 · Travel	1,000	1,000		1,000	
6167 · EE Uniforms					
6170 · Webpage Host & IT Support	4,000	4,500		5,000	
6504 · Admin Contract Services	12,000	16,000		5000	Phase Out Contract Position
6506 · Contract Labor GM	85,000	85,000		85,000	Contract GM Admin
6507 · Contract Labor GM Water_Sani					
6518 · Equipment	2500	2500		2,500	
6520 · IT Equip Repairs & Maint	4,500	4,000		4,500	IT Support/Back-up
6535 · Insurance	13,000	13,000		14,000	
6542 · Bldg Pest & Janitorial	5,500	5,300		6,000	All Facilities
6550 · Operating Supplies/Copier	1,000	1,000		1,000	
6567 · Bldg Repairs	5,000	2,500		4,000	Adm Office Repairs
6572 · Security /Alarm Co.	4,000	50			Water & Sani Only
6585 · Telephone & Internet	3,200	3,200		3,500	Admin Office
6590 · Utilities, Electrical	2,800	2,500		2,800	Admin Office, Electrical
<b>SubTotal Admin Expenses</b>	<b>592,500</b>	<b>638,750</b>		<b>843,300</b>	
6600 · Cal Fire Contract Labor	240,000	225,000		220,000	Cal Fire Contract Services
<b>Total Admin Expense</b>	<b>832,500</b>	<b>863,750</b>		<b>1,063,300</b>	

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Sanitary Fund**

**Avila Beach Community Services District**  
**Final Sanitary Budget**  
 Fiscal Year 2026/27  
 May 12, 2026

	25/26 Budget	25/26 Projected	25/26 Comments	26/27 Proposed Budget	26/27 Comments
<b>Income</b>					
4010 · Operating Revenue	425,000	450,000		435,000	No Rate Increase
4050 · Harbor O & M Reimbursement	115,000	120,000		115,000	
4030 · County Taxes	150,000	120,000		50,000	Transfer Tax Revenue as needed
<b>Total Income</b>	<u>690,000</u>	<u>690,000</u>		<u>600,000</u>	
<b>Expense</b>					
6120 · Dues & Subscriptions	1,000	1,000		1,000	USA/Staff Certification Fees
6135 · Legal	5,000	1,000		1,000	
6140 · Office Supplies & Postage	1,000	3,500		3,500	Co. Prop Tax Expense
6549 · Rate Study	0			10,000	Rate Study
6150 · Rate Assistance	0	5,000		5,000	Rate Assistance
6165 · Travel	1,000	1,000		1,000	
6167 · Staff Uniforms	1,500	2,000		2,500	New Ops staff
6503 · Chemicals	25,000	20,000		25,000	
6507 · Contract Labor GM Water/Sani	50,000	40,000		50,000	
6508 · Contract Labor Maintenance	30,000	25,000		10,000	Staff Maintenance Assistance
6509 · Contract Labor Operations	30,000	25,000		15,000	Ops staff back-up Vaca/Sick
6510 · Critical Spare Parts	3,500	5,000		25,000	MBR Critical Spare Parts
6515 · Engineering	3,500	1,000		3,500	Contract as needed Non-CIP
6518 · Equipment (non-CIP)	5,000	5,000		5,000	
6520 · Equip Repairs & Maintenance	60,000	80,000		80,000	MBR unit
6525 · Fats Oil & Grease Program	3,500	2,500		2,500	Contract program
6528 · District Vehicles Gas & Oil	5,000	6,000		6,500	
6530 · Generator Maintenance	8,000	7,500		8,000	WWTP & Lift Station
6535 · Insurance	13,000	14,000		14,500	
6540 · Lab Tests	55,000	40,000		40,000	
6502 · Misc - Benthic Monitoring					Once every five years
6550 · Operating Supplies	6,000	4,000		5,000	
6555 · Permits & Fees	15,000	13,000		15,000	

**Avila Beach Community Services District**  
**Final Sanitary Budget**  
**Fiscal Year 2026/27**  
 May 12, 2026

	25/26		25/26	26/27	
	Budget	Projected	Comments	Proposed Budget	Comments
<b>Sanitary</b>					
6565 · Contract Reg Compliance	24,000	22,000		24,000	Contract Labor Compliance
6570 · Safety Gear	1,000	750		1,000	Gloves/Safety gear
6572 · WWTP Alarms (GW)	1,000	5,000		5,000	WW fund to cover 100%
6575 · Small Tools	2,500	2,000		2,500	Ops Staff Needs
6580 · Solids Handling	33,000	50,000		50,000	Bio Solids Transport & Disposal
6585 · Tele/Internet Service	5,500	2,500		3,000	SCADA line & plant line
6590 · Utilities	85,000	90,000		95,000	
6591 · Yard Maintenance	3,500	2,500		3,000	Landscape Maintenance at WWTP
<b>Sub Total Operating Expense</b>	<b>477,500</b>	<b>476,250</b>		<b>512,500</b>	
<b>Total Operating Expense</b>	<b>477,500</b>	<b>476,250</b>		<b>512,500</b>	

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Water Fund**

**Avila Beach Community Services District**  
**Final Water Budget**  
 Fiscal Year 2026/27  
 May 12, 2026

	25/26		25/26 Comments	26/27	
	Budget	Projected		Budget	Comments
<b>Water</b>					
<b>Income</b>					
4010 · Operating Revenue	470,000	510,000		500,000	No Rate Increase
4030 · County Taxes	135,000	100,000		110,000	12% from Tax Revenue
<b>Total Income</b>	<u>605,000</u>	<u>610,000</u>		<u>610,000</u>	
<b>Expense</b>					
6120 · Dues & Subscriptions	1000	600		1,000	Rural Water; Staff Certs
6135 · Legal - General	2,000	1,000		2,000	
6137 · Legal Lopez Litigation	25,000	32,000		30,000	
6135 · Legal Total				32,000	
6140 · Office Supplies & Postage	500	1,500		1,500	
6549 · Rate Study	8000	8,000		10,000	Rate Study Moved to FY 26/27
6150 · Rate Assistance	1500	1,500		8000	
6167 · Uniforms				2,500	50/50 Split Water & Sani
6503 · Chemicals	1,500	1,000		1,500	
6507 · Contract Labor GM Water/Sani	30,000	28,000		32,000	
6508 · Contract Labor Maintenance	10,000	9,000		10,000	Contract Maintenance
6509 · Contract Labor Operations	10,000	9,000		7,500	Ops Staff Back-up Vaca/Sick
6510 · Critical Spare Parts	4,000	1,500		4,000	
6515 · Engineering	2,500	1,500		2,500	Contract as needed Non-CIP
6520 · Equip Repairs & Maint	10,000	15,000		15,000	
6535 · Insurance P/L	12,000	14,000		15,000	
6540 · Lab Tests	2,000	6,000	Boil Water Notice	4,000	
6542 · Maintenance	2000	1,000		2,000	
6550 · Operating Supplies	1,000	500		1,000	
6555 · Permits & Fees	5,000	8,500		8,000	
6560 · Plan Checks	1,000	0		1,000	Consultant Support As Needed
6565 · Reg Compliance (Contract)	8,500	5,500		7,500	FRM & Backflow Program

Avila Beach Community Services District  
**Final Water Budget**  
 Fiscal Year 2026/27  
 May 12, 2026

Water	25/26		25/26 Comments	26/27	
	Budget	Projected		Budget	Proposed
6570 · Safety Gear	500	125		500	
6575 · Small Tools	1,000	500		1,000	
6590 · Utilities	3,000	3,500		4,000	Tank Mixer
6591 · Yard Maintenance	1,000	500		1,000	
6802 · Lopez Water	210,000	200,000		230,000	Anticipates 15% Increase
6805 · State Water	205,000	200,000		220,000	Anticipates 10% Increase
<b>Sub Total Operating Expense</b>	<b>558,000</b>	<b>549,725</b>		<b>622,500</b>	
<b>Total Operating Expense</b>	<b>558,000</b>	<b>549,725</b>		<b>622,500</b>	

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Street Lighting Fund**

**Avila Beach Community Services District**  
**Final Street Light Budget**  
**Fiscal Year 2026/27**  
**May 12, 2026**

Light Ordinary Income/Expense	25/26 Budget	25/26 Projected	25/26 Comments	26/27 Proposed Budget	26/27 Comments
Income					
4010 · Operating Revenue	0			0	
4030 · County Taxes	16,000	16,000		15,000	
4050 · Harbor Charges	1,200	1,200		1,200	
4070 · Late Charge Penalty	0			0	
4100 · Misc Income					
<b>Total Income</b>	<b>17,200</b>	<b>17,200</b>		<b>16,200</b>	
Expense					
5200 · Payroll Expenses					
5210 · Gross Wages	0	0		0	
<b>Total 5200 · Payroll Expenses</b>	<b>0</b>	<b>0</b>		<b>0</b>	
5230 · Payroll Taxes					
503M · Medicare	0	0		0	
<b>Total 5230 · Payroll Taxes</b>	<b>0</b>	<b>0</b>		<b>0</b>	
6520 · Maintenance & Repair	3,000	5,000	Front St light repair project	3,000	Repairs to District Owned Lights as needed Slight Increase
6590 · Utilities	14,000	13,500		14,000	
Town Lights	7,200	7,200		7,200	
Front Street	5,300	5,300		5,300	
<b>Sub Total Operating Expense</b>	<b>17,000</b>	<b>18,500</b>		<b>17,000</b>	
6104 · Administrative Transfer	0				
<b>Total Operating Expense</b>	<b>17,000</b>	<b>18,500</b>		<b>17,000</b>	

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Solid Waste Fund**

**Avila Beach Community Services District  
Final Solid Waste Budget**

Fiscal Year 2026/27  
May 12, 2026

	25/26 Budget	25/26 Projected	25/26 Comments	26/27 Proposed Budget	26/27 Comments
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4012 · Solid Waste Franchise Fees	31,000	35,000		35,000	<i>Franchise Fee</i>
4070 · Late Charge Penalty	0	0		0	
4100 · Misc Income	0	0		0	
<b>Total Income</b>	<u>31,000</u>	<u>35,000</u>		<u>35,000</u>	
<b>Expense</b>					
5210 · Gross Wages	3,000	3,000		14,000	Admin Wages
6102 · Accounting	2,000	500		5,000	CFO Invoices
6103 · Accounting Audit	1,000	1,000		2,000	
6130 · LAFCO Fees	1,000	1,000		1,000	
6135 · Legal	5,000	2,000		3,000	
6150 · Rate Assistance					
6506 · Contract Labor GM	5,000	5,000		10,000	GM Labor
6542 · Maintenance	0			0	
6543 · Management	0			0	
6545 · Miscellaneous	0			0	
6550 · Operating Supplies	0			0	
6567 · Repairs	0			0	
<b>Sub Total Operating Expense</b>	<u>17,000</u>	<u>12,500</u>		<u>35,000</u>	
<b>Total Operating Expense</b>					

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Water and Sewer Rates**

### FY 2026/27 Water Fixed and Variable Charges

	Rate	July 1, FY 20-21	July 1, FY 21-22	July 1, FY 22-23	July 1, FY 23-24	July 1, FY 24-25	July 1, FY 25-26	July 1, FY 26-27
		Fixed Charge (\$ per month)						
All Customers		\$47.88	\$47.88	\$49.32	\$50.80	\$50.80	\$50.80	\$50.80
		Variable Charge (\$ per HCF)						
<b>All Customers</b>								
Tier 1 - 0 to 5 units		\$4.05	\$4.05	\$4.18	\$4.31	\$4.31	\$4.31	\$4.31
Tier 2 - Over 5 units		\$11.67	\$11.67	\$12.02	\$12.39	\$12.39	\$12.39	\$12.39

### FY 2026/27 Wastewater Fixed and Variable Charges

	July 1, FY 20-21	July 1, FY 21-22	July 1, FY 22-23	July 1, FY 23-24	July 1, FY 24-25	July 1, FY 25-26	July 1, FY 26-27
		Fixed Charge (\$ per HCF)					
All Customers	\$9.50	\$9.50	\$9.79	\$10.08	\$10.08	\$10.08	\$10.08
		Variable Charge (\$ per HCF)					
<b>Single-family</b>							
0 to 5 HCF	\$13.46	\$13.46	\$13.86	\$14.28	\$14.28	\$14.28	\$14.28
Over 5 HCF	13.46	13.46	13.86	14.28	14.28	14.28	14.28
<b>Multifamily</b>							
0 to 5 HCF	13.07	13.07	13.46	13.86	13.86	13.86	13.86
Over 5 HCF	13.07	13.07	13.46	13.86	13.86	13.86	13.86
<b>Commercial</b>							
0 to 5 HCF	16.41	16.41	16.90	17.41	17.41	17.41	17.41
Over 5 HCF	16.41	16.41	16.90	17.41	17.41	17.41	17.41
<b>Hotels</b>							
0 to 5 HCF	18.13	18.13	18.67	19.23	19.23	19.23	19.23
Over 5 HCF	18.13	18.13	18.67	19.23	19.23	19.23	19.23
<b>Restaurants</b>							
0 to 5 HCF	39.25	39.25	40.43	41.64	41.64	41.64	41.64
Over 5 HCF	39.25	39.25	40.43	41.64	41.64	41.64	41.64
<b>Industrial</b>							
0 to 5 HCF	14.98	14.98	15.43	15.89	15.89	15.89	15.89
Over 5 HCF	\$14.98	\$14.98	\$15.43	\$15.89	\$15.89	\$15.89	\$15.89

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Water and Sewer Capacity Fees**

**RESOLUTION NO. 2013- 08**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
AVILA BEACH COMMUNITY SERVICES DISTRICT  
ADOPTING CAPACITY FEES FOR BOTH WATER AND SEWER**

**WHEREAS**, the Avila Beach Community Services District (herein "District") is a community services district organized under Govt. Code §61000 et seq.; and

**WHEREAS**, the District has amongst its active powers the power to provide water for any beneficial uses (Govt. Code §61100(a)) and to collect and to dispose of sewage and wastewater (Govt. Code §61100(b)); and

**WHEREAS**, the Board of Directors has reviewed the recommendations of NBS and has determined that those charges do not exceed the amount anticipated and are necessary for providing these services to new connections to the water and sewer services within the District (Govt. Code §66013); and

**WHEREAS**, that Notice of this Public Hearing was appropriately published pursuant to Govt. Code §61016; and

**WHEREAS**, that the honorable Board has considered the report of NBS regarding capacity fees on at least four (4) occasions. At the District's last meeting on November 12, 2013, the Board gave direction that the adoption of capacity charges be placed on the upcoming agenda; and

**WHEREAS**, the Board recognizes that the adoption of these new connection fees could cause a hardship upon property owners/developers who have not perfected their right to connect to the District's water and sewer services and wishes to provide a one (1) month grace period before these new connection/capacity charges take effect.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE AVILA BEACH COMMUNITY SERVICES DISTRICT AS FOLLOWS:**

1. The above recitals are true and correct.
2. That the Board hereby adopts the connection/capacity charges set forth in Attachment "A" to this Resolution.
3. That the effect of these charges be delayed thirty (30) days as to those holding unperfected preliminary will serves to allow for District processing but shall take effect immediately as to all new applications for District water and sewer services

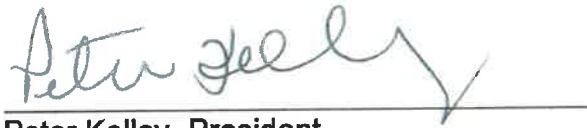
**PASSED AND ADOPTED** by the Board of Directors of the Avila Beach Community Services District this 10th day of December, 2013, on the following roll call vote:

**AYES:** Rowe, Janowicz, Waldron, Kelley

**NOES:** None

**ABSENT:** Richards

**ABSTAIN:** None



Peter Kelley, President  
Avila Beach Community Services District

**ATTEST:**



John Wallace  
District General Manager and  
Secretary to the Board

**APPROVED AS TO FORM:**



Michael W. Seitz  
District Legal Counsel

AVILA BEACH COMMUNITY SERVICES DISTRICT  
 Water and Wastewater Capacity Charge Analysis  
 Water Fee Classification and Calculation of Maximum Fee

**EXHIBIT 10**  
 Preliminary Draft: Do Not Cite / Distribute.

UPDATED WATER CAPACITY FEES BASED ON NO. OF EDU'S:

Type of Use	Existing Water Capacity Fee <sup>1,2</sup>	Equivalence to a 2-Bedroom SFR Unit <sup>3</sup>	Scenario 1	Scenario 2
			Updated Capacity Fee Based on 2-Bedroom Equivalency	Updated Capacity Fee Based on 2-Bedroom Equivalency
Single Family Residence or Condominium, per Residence				
One Bedroom	\$4,780.57	0.67	\$3,442	\$4,301
Two Bedroom	\$7,170.86	1.00	\$5,163	\$6,452
Three Bedroom	\$9,561.15	1.33	\$6,884	\$8,602
Four Bedroom	\$11,951.43	1.67	\$8,605	\$10,753
Multi Dwelling				
One Bedroom	\$3,824.46	0.53	\$2,754	\$3,441
Two Bedroom	\$5,736.69	0.80	\$4,130	\$5,161
Three Bedroom	\$7,648.92	1.07	\$5,507	\$6,882
Mobile Home	\$4,780.57	0.67	\$3,442	\$4,301
Barber Shop (per chair)	\$1,912.23	0.27	\$1,377	\$1,720
Beauty Shop (per chair)	\$2,390.29	0.33	\$1,721	\$2,151
Dentist Office (per chair)	\$14,341.72	2.00	\$10,326	\$12,903
Department Store (per employee)	\$764.89	0.11	\$551	\$688
or, if larger, (per 1,000 square feet)	\$2,292.92	0.32	\$1,652	\$2,063
Drug Store	\$9,561.15	1.33	\$6,884	\$8,602
w/Fountain Service add:	\$25,815.10	3.60	\$18,517	\$23,226
if Serving Meals add (per seat):	\$956.11	0.13	\$688	\$860
Laundry				
(per Standard washing machine)	\$19,122.29	2.67	\$13,168	\$17,205
Meat Market				
(per 1,000 square feet of floor area)	\$956.11	0.13	\$688	\$860
Motel or Hotel (per room)	\$2,390.29	0.33	\$1,721	\$2,151
Office Building				
(per employee)	\$478.06	0.07	\$344	\$430
or, if larger, (per 1,000 square feet)	\$2,294.68	0.32	\$1,652	\$2,063
Physicians Office				
(per examining room)	\$3,824.46	0.53	\$2,754	\$3,441
Restaurant				
(per seat at 20 gallons per day per seat)	\$382.45	0.05	\$275	\$344
Theatre (per seat)	\$57.37	0.01	\$41	\$52
Other non water intensive establishments:				
(per 500 gallons per day)	\$9,561.15	1.33	\$6,884	\$8,602
Boarding School, Elem (per student)	\$1,434.17	0.20	\$1,033	\$1,290
Boarding School, Senior (per student)	\$1,912.23	0.27	\$1,377	\$1,720
Church (per seat)	\$57.37	0.01	\$41	\$52
Country Club (per member)	\$478.06	0.07	\$344	\$430
Civic Club (per member)	\$57.37	0.01	\$41	\$52
Elementary School (per student)	\$305.96	0.04	\$220	\$275
Nursing Homes (per bed)	\$2,868.34	0.40	\$2,065	\$2,581
Rooming House (per resident)	\$1,912.23	0.27	\$1,377	\$1,720
Summer Camps (per resident or camper)	\$1,147.34	0.16	\$826	\$1,032

1. ABCSD currently refers to the Capacity Fee as a Hookup Fee, however NBS recommends the District use "Capacity Fee" as the term for this fee to be consistent with industry standards and because it more appropriately describes what the fee is.

2. For uses not specifically included in this schedule, and for hybrid uses, assessments shall be determined by calculating annual water usage of the use in acre feet and multiplying by \$17,057.09.

3. Per ABCSD staff, current capacity fees are based on Metcalf and Eddy strength/flow factors. NBS has calculated updated capacity fees based on the relationship of current fees for 2-bedroom and 3-bedroom SFR units to all other customer classes.

AVILA BEACH COMMUNITY SERVICES DISTRICT  
 Water and Wastewater Capacity Charge Analysis  
 Wastewater Fee Classification and Calculation of Maximum Fee

**EXHIBIT 11**  
 Preliminary Draft: Do Not Cite / Distribute.

**UPDATED SEWER CAPACITY FEES BASED ON NO. OF EDU'S:**

Type of Use	Existing Water Capacity Fee <sup>1,2</sup>	Equivalence to a 2-Bedroom SFR Unit <sup>3</sup>	Scenario 1	Scenario 2
			Updated Capacity Fee Based on 2-Bedroom Equivalency	Updated Capacity Fee Based on 2-Bedroom Equivalency
Single Family Residence or Condominium, per Residence				
One Bedroom	\$980.94	0.67	\$6,253	\$8,320
Two Bedroom	\$1,471.41	1.00	\$9,379	\$12,461
Three Bedroom	\$1,961.88	1.33	\$12,505	\$16,641
Four Bedroom	\$2,452.35	1.67	\$15,832	\$20,801
Multi Dwelling*				
One Bedroom	\$784.75	0.53	\$5,002	\$6,656
Two Bedroom	\$1,177.13	0.80	\$7,503	\$9,985
Three Bedroom	\$1,569.51	1.07	\$10,004	\$13,313
Mobile Home*	\$980.94	0.67	\$6,253	\$8,320
Barber Shop** (per chair)	\$392.38	0.27	\$2,501	\$3,328
Beauty Shop** (per chair)	\$490.47	0.33	\$3,126	\$4,160
Dentist Office** (per chair)	\$2,942.83	2.00	\$18,754	\$24,962
Department Store (per employee)	\$156.95	0.11	\$1,000	\$1,331
or, if larger, (per 1,000 square feet)	\$470.49	0.32	\$2,897	\$3,991
Drug Store**	\$1,961.88	1.33	\$12,505	\$16,641
w/Fountain Service add:	\$5,297.09	3.60	\$33,745	\$44,931
if Serving Meals add (per seat):	\$196.19	0.13	\$1,251	\$1,664
Laundry**	\$3,823.77	2.67	\$21,011	\$33,282
(per Standard washing machine)				
Meat Market**	\$196.19	0.13	\$1,251	\$1,664
(per 1,000 square feet of floor area)				
Motel or Hotel (per room)	\$490.47	0.33	\$3,126	\$4,160
Office Building**				
(per employee)	\$88.09	0.07	\$525	\$832
or, if larger, (per 1,000 square feet)	\$470.85	0.32	\$3,011	\$3,994
Physicians Office**	\$784.75	0.53	\$5,002	\$6,656
(per examining room)				
Restaurant**	\$78.48	0.05	\$500	\$666
(per seat at 20 gallons per day per seat)				
Theatre** (per seat)	\$11.77	0.01	\$75	\$100
Other non water intensive establishments**:				
(per 500 gallons per day)	\$1,961.88	1.33	\$12,505	\$16,641
Boarding School, Elem (per student)	\$294.28	0.20	\$1,876	\$2,496
Boarding School, Senior (per student)	\$392.38	0.27	\$2,501	\$3,328
Church (per seat)	\$11.77	0.01	\$75	\$100
Country Club (per member)	\$98.09	0.07	\$625	\$832
Civic Club** (per member)	\$11.77	0.01	\$75	\$100
Elementary School (per student)	\$62.78	0.04	\$400	\$533
Nursing Homes (per bed)	\$588.57	0.40	\$3,752	\$4,992
Rooming House (per resident)	\$392.38	0.27	\$2,501	\$3,328
Summer Camps (per resident or camper)	\$235.43	0.16	\$1,501	\$1,997

1. ABCSD currently refers to the Capacity Fee as a Hookup Fee, however NBS recommends the District use "Capacity Fee" as the term for this fee to be consistent with industry standards and because it more appropriately describes what the fee is.
2. For those uses not specifically included in the foregoing Schedule, and for hybrid uses, assessments shall be determined by calculating annual water usage of the use in acre feet and multiplying by the applicable acre foot rate for that use(s) under Paragraph A, B, or C of this section.
3. Per ABCSD staff, current capacity fees are based on Mccall and Eddy strength/flow factors. NBS has calculated updated capacity fees based on the relationship of current fees for 2-bedroom and 3-bedroom SFR units to all other customer classes.

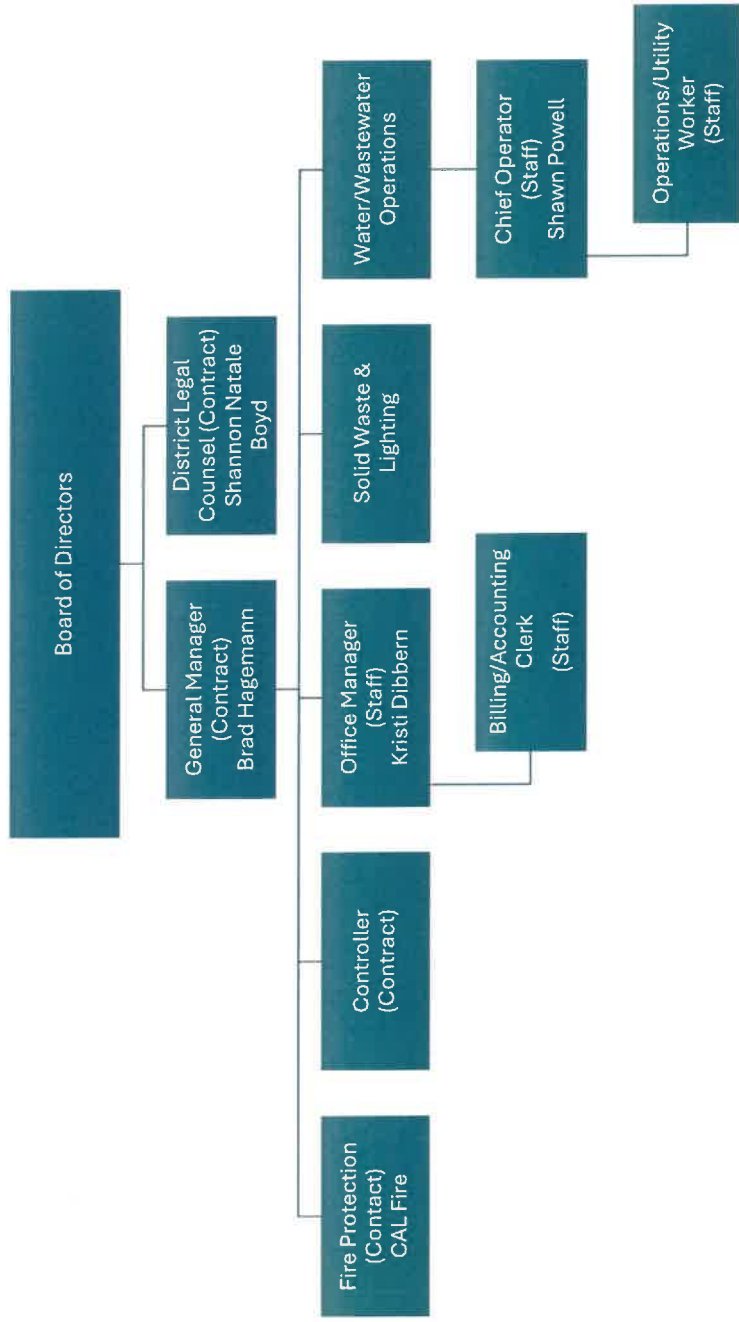
The following notes are applicable to the existing capacity fees:

- A. Uses in which a ratio of water used to sewage produced is essentially - 100% water used, 80% sewage produced; based upon \$1,987.54 per acre foot annual water use.
- B. Uses in which a ratio of water used to sewage produced is essentially - 100% water used, 90% sewage produced; based upon \$2,208.38 per acre foot of water used, marked by \*.
- C. Uses in which essentially 100% of the water used is converted to sewage; based upon \$3,229.74 per acre foot of water used, marked by \*\*

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**District Organization Chart**

# Avila Beach Community Services District Organizational Chart



**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Compensation  
Effective 7/1/26**

**2026/27 Fiscal Year Budget**  
**Avila Beach Community Services District**  
**Pay Grades and Related Steps**  
**To Be Effective 7/1/26**

<u>Classification</u>	<u>Billing Clerk (New)</u>		<u>Office Manager</u>		<u>Utility Operator (New)</u>		<u>Operations Supervisor</u>	
	<i>Proposed</i>		<i>Existing</i>	<i>Proposed</i>	<i>Proposed</i>		<i>Existing</i>	<i>Proposed</i>
STEP 1	30.00		35.13	36.18	32.00		53.56	55.17
STEP 2	31.50		37.24	38.36	33.60		56.24	57.93
STEP 3	33.08		39.48	40.66	35.28		59.05	60.82
STEP 4	34.73		41.84	43.10	37.04		62.00	63.86
STEP 5	36.47		44.35	45.68	38.90		65.10	67.06
STEP 6	38.29		47.02	48.43	40.84		72.22	74.39
STEP 7	40.20		49.84	51.34	42.88		75.83	78.11

**STEP PARAMETERS INCLUDE A 5% INCREASE PER STEP**

Step 1 is typically the starting wage. Hiring above Step 1 may be approved subject to the Personnel Committee concurrence.  
 Step 2 increase is available with satisfactory six month review, completion of probation period and General Manager's approval.  
 Step 3 is available after 1 year of service at Step 2, satisfactory annual review and General Manager's approval.  
 Step 4 is available after 1 year of service in Step 3, satisfactory annual review and General Manager's approval.  
 Step 5 is available after 1 year of service in Step 4, satisfactory annual review and General Manager's approval.  
 Step 6 is available after 1 year of service in Step 5, satisfactory annual review and General Manager's approval.  
 Step 7 is available after 2 years of service in Step 6; or 8 or more years of service with the District; and, satisfactory annual review and General Manager's approval.

**\*COST OF LIVING ADJUSTMENT (This table includes 3% COLA)**

Yearly on July 1, all employees will be eligible for a cost of living adjustment if approved by the Board of Directors. The percent will be applied to all grades and steps equally and the above schedule will be recalculated to reflect such Board action. The COLA will be proposed to the Board by the General Manager and subject to Board approval. This Adjustment is applicable to all employees as a group, but not guaranteed.

**Avila Beach Community Services District  
2026-27 Fiscal Year Budget**

**Capital Equipment/Projects**

**2026/27 Fiscal Year Budget  
Avila Beach Community Services District  
Final Capital Improvement Program  
(May 12, 2026)**


Item Description	Five Yr. Total 5 Years				
	2026/27 1	2027/28 2	2028/29 3	2029/30 4	2030/31 5
<b>General/Administration</b>					
General/Administrative Capital Improvements	\$ 25,000	\$ 0.00	\$ 15,000	\$ 0.00	\$ 0.00
<b>Subtotal:</b>	<b>\$ 25,000</b>	<b>\$ 0.00</b>	<b>\$ 15,000</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Water</b>					
W-2026/27 - 1 Water Valve Replacement Project	\$ 100,000	\$ 0.00	\$ 100,000	\$ 0.00	\$ 100,000
W-2026/27 - 2 Inspect and Re-Coat Water Tank #1	\$ 125,000	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
W-2026/27 - 3 Water Tank #2 Maintenance or Replace	\$ 25,000	\$ 150,000	\$ 0.00	\$ 0.00	\$ 0.00
W-2026/27 - 4 Develop New Water Source	\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
<b>Subtotal:</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 250,000</b>	<b>\$ 150,000</b>	<b>\$ 250,000</b>
<b>Wastewater</b>					
WW- 2026/27-1 WWTP MBR Annual Loan Payment	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000
WW- 2026/27-2 WWTP SCADA Upgrade	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
WW - 2026/27 -3 Wastewater Collection System Repair Inflow & Infiltration	\$ 50,000	\$ 75,000	\$ 75,000	\$ 0.00	\$ 0.00
WW -2026/27 -4 Miscellaneous Wastewater Projects (As Needed)	\$ 50,000	\$ 50,000	\$ 60,000	\$ 60,000	\$ 65,000
WW - F1 Sludge De-watering Facility	\$ 0.00	\$ 125,000	\$ 75,000	\$ 0.00	\$ 0.00
WW - F2 Brine Receiving Facilities	\$ 0.00	\$ 0.00	\$ 0.00	\$ 50,000	\$ 200,000
WW- F3 First Street Sewer Line Replacement	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Subtotal:</b>	<b>\$ 320,000</b>	<b>\$ 470,000</b>	<b>\$ 430,000</b>	<b>\$ 330,000</b>	<b>\$ 485,000</b>
<b>Street Lighting</b>					
L-1 Repair or Replace Lights and Electrical Systems (As Needed)	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
<b>Subtotal:</b>	<b>\$ 7,500</b>	<b>\$ 7,500</b>	<b>\$ 7,500</b>	<b>\$ 7,500</b>	<b>\$ 7,500</b>
<b>Total Capital Equipment / Projects by Fiscal year:</b>	<b>\$ 652,500</b>	<b>\$ 777,500</b>	<b>\$ 702,500</b>	<b>\$ 487,500</b>	<b>\$ 742,500</b>
<b>Total 5-Year Capital Equipment / Projects</b>	<b>\$ 3,562,500</b>				

**AVILA BEACH  
COMMUNITY SERVICES DISTRICT**

Post Office Box 309, Avila Beach, CA. 93424

**MEMORANDUM**

TO: Board of Directors

FROM: Brad Hagemann, General Manager 

DATE: May 12, 2026

ITEM 9B: General Counsel Review

**Recommendation:**

Receive staff report; Provide comments or suggestions regarding the performance of Price, Postel and Parma; and provide any comments on the Legal Services Agreement.

**Discussion:**

The Avila Beach Community Services District Board of Directors retained Price, Postel and Parma (PPP), LLP as their General Counsel in January 2021. The Legal Services Agreement with PPP, was reviewed and updated at the May 2025, regular board meeting.

The purpose of this item is to provide the Board members with an opportunity to provide any comments and/or suggestions that they have regarding our legal services team at Price, Postel and Parma. If the Board members need more time, we can bring this item back at the June Board meeting.