



NOTICE OF REGULAR MEETING

OCEANO COMMUNITY SERVICES DISTRICT – BOARD OF DIRECTORS

WEDNESDAY, MAY 13, 2026, AT 6:00 PM

1655 FRONT STREET, OCEANO, CA

Board meetings may be viewed remotely at slo-span.org during or after the meeting. All items on the agenda, including information items, may be deliberated. Any member of the public with an interest in one of these items should review the background material.

The Oceano Community Services District encourages your active participation in the public process. All persons desiring to speak during any public comment period are asked to fill out a “Board Appearance Form” to submit to the Board Secretary prior to the start of the meeting. If you wish to speak to an item NOT on the agenda, you may do so during the “Public Comment On Matters Not on the Agenda” period. Each individual speaker is limited to a presentation time of THREE (3) minutes per item. The time limits allocated to speakers are subject to change. Time limits may not be yielded to or shared with other speakers.

The purpose of the Board meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Oceano Community Services District asks that you follow the Board meeting guidelines while attending Board meetings and treat everyone with respect and dignity.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. FLAG SALUTE**
- 4. AGENDA REVIEW**
- 5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

This public comment period provides an opportunity for members of the public to address the Board on matters of interest within the jurisdiction of the District that are not listed on the agenda.

- 6. SPECIAL PRESENTATIONS AND REPORTS:**

A. STAFF REPORTS

- i. Sheriff’s South Station – Commander John McDaniel
- ii. FCFA Operations – Fire Chief Scott Hallett
- iii. OCSD Operations – Utilities Systems Manager Tony Marraccino
- iv. OCSD Administration – Interim General Manager Will Clemens

B. BOARD OF DIRECTORS AND OUTSIDE COMMITTEE REPORTS:

- i. Board President Shirley Gibson (Zone 3 and RWQCB)
- ii. Vice President Kim Rose (RWMG, State Water Contractors, and Airport Land Use)
- iii. Director Linda Austin (SSLOCSD, OCIP, and Zone 1/1A)
- iv. Director Allene Villa (WRAC and OPARC)
 - i. 03/17/2026 OPARC Minutes
- v. Director Beverly Joyce-Suneson (CSDA, OCIP, and OPARC)

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C. PUBLIC COMMENT ON SPECIAL PRESENTATIONS AND REPORTS:

This public comment period provides an opportunity for members of the public to address the Board on matters discussed during Special Presentations and Reports. If a member of the public wishes to speak, Public comment is limited to three (3) minutes.

7. CONSENT AGENDA ITEMS:

Consent Items are considered routine and may be approved by one motion. Any member of the Board or staff may request that an item be removed from the Consent Calendar. If an item is pulled, the President of the Board may consider hearing the item separately from the rest of the consent items. Members of the public wishing to speak on consent items may do so when recognized by the Presiding Officer.

Page 6 A. Action: Review and Approve the Minutes for the Regular Board Meeting held on April 8, 2026.

Page 9 B. Action: Review and Approve the Minutes for the Special Board Meeting held on April 8, 2026.

Page 10 C. Action: Review and Approve the Minutes for the Special Board Meeting held on April 29, 2026.

Page 11 D. Information: Cash Disbursements

Page 29 E. Information: Submittal of the District’s Fiscal Year 2025-26 Quarter 3 Investment Report ending March 31, 2026

Page 34 F. Action: Consideration of a recommendation to receive and file a report on charges and delinquencies and to set a public hearing for June 10, 2026, to authorize collection on 2026-27 property tax bills

8. BUSINESS ITEMS:

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A. Action: Consideration of recommendations to authorize the General Manager to solicit bids to replace two valves on Railroad in accordance with District Ordinance 2016-01 contract documents, and to file a Notice of Exemption pursuant to the California Environmental Quality Act with the San Luis Obispo County Recorder

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B. Information: Review of the District's Budget Status as of March 31, 2026

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C. Action: Workshop on the 2026-27 Budget with Board direction as deemed appropriate and set June 10, 2026, as the date of a public hearing for the Board to consider adoption of the FY 2026-27 Preliminary Budget

9. HEARING ITEMS:

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A. Action: Consideration of an "Relief on Application" Pursuant to District Ordinance 6.06.030 Submitted by Paul Bischoff Regarding Multiple Utility Bills for the Wilmar Glen Project Located on Ronald Way

10. RECEIVED WRITTEN COMMUNICATIONS:

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A. Received Communication from Alyssa Sparling regarding the April 8, 2026, Meeting

11. FUTURE AGENDA ITEMS:

12. CLOSED SESSION:

13. ADJOURNMENT:

This agenda was prepared and posted pursuant to Government Code Section 54954.2. The agenda is posted at the Oceano Community Services District, 1655 Front Street, Oceano, CA. Agenda and reports can be accessed and downloaded from the Oceano Community Services District website at www.oceanocsd.org

ASSISTANCE FOR THE DISABLED If you are disabled in any way and need accommodation to participate in the Board meeting, please call the Clerk of the Board at (805) 481-6730 for assistance at least three (3) working days prior to the meeting so necessary arrangements can be made.



Oceano Parks and Recreation Committee Meeting

Summary Minutes for
Tuesday, March 17, 2026 – 6:00 P.M.
Oceano Community Services District

1. **Call To Order:** Meeting called to order by Chair Villa at 6:00PM

2. **Roll Call:**

Present: Chair Allene Villa Director Beverly Joyce-Suneson Member Ray Monson Member Wanda Monson Member Sonny Paz OCSD: Carey Casciola, Business & Accounting Manager	Absent: Member Andy Stenson, Lucia Mar USD Dwayne Brummett, Parks Commissioner, District 4, County of San Luis Obispo Member Dawn Smith, Habitat for Humanity
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3. **Agenda Review:** Approved as presented.

4. **Public Comment on Matters not on the Agenda:** None

6. **Business Items:**

a. Discussion and Update: Grants

1. Update: CDBG Preventative Health Grant (PHG) FY 2025-27

- Grant Application submitted January 22, 2026
- Review Committee Evaluations of Applications February 2026
- County Executive Office Submits Award Recommendations to the Board of Supervisors, March 10, 2026
- Awardee Revised Scope of Work due to County March 24, 2026
- Execute Award Contracts March 10-25, 2026

Committee Member Wanda Monson reported on the Preventive Health Grant Application prepared with the assistance of Charles Varni and Reo Cordes.

Staff reported that the County wasn't able to place the application on the March 10, 2026, Board of Supervisors meeting, but it will be an item for their consideration at the March 23, 2026, meeting.

2. Other potential grant options

Committee Member Wanda Monson reported that the committee is focusing on the Preventative Health Grant Application at this time.

Public Comment on items 6A(1-2): Charles Varni – inquired on the options for OPARC if the Preventative Health Grant is awarded in March 2026, and later the OCSD Board of Directors move to no longer fund Parks and Recreation.

Motion: None required

b. Budget Review

i. Estimated OPARC accounting

Staff provided a 3-year overview of the OPARC budget.

Public Comment: Charles Varni – inquired about the total remaining budget for this year.

Motion: None required

c. Discussion and Update: Community Garden & Landscape

Committee Member Wanda Monson reported on the Preventative Health Grant Application prepared with the assistance Reo Cordes for \$12,000.

Public Comment: None

Motion: None required

d. Discussion of May OPARC Meeting: Date and time

Staff confirmed May 12, 2026, at 6 PM with the committee.

Public Comment: None

Motion: None required

7. **Items for Next Agenda:** FY 2026-27 OPARC Budget Workshop; Grant submittal update; Community garden/landscaping. The next OPARC meeting is scheduled for March 12, 2026, at 6:00 PM

4. **Consent Items:**

- a. Review and approve the minutes of the Oceano Parks and Recreation Committee meeting on January 13, 2026.

Public Comment: None

Motion: Member Joyce-Suneson motioned to approve the consent items as presented, with a second from Member Villa and a 5-0 vote.

8. **Adjournment:** Meeting adjourned at approximately 6:20 PM by Chair Villa



Oceano Community Services District

Summary Minutes – Regular Board Meeting

Wednesday, April 8, 2026, 6:00 P.M.

OCSD BOARD ROOM

1. **CALL TO ORDER:** The meeting was called to order at approximately 6:00 p.m. by President Gibson
2. **ROLL CALL:** Board members present: Director Austin, Director Joyce-Sunesson, Vice President Rose, and President Gibson Staff present: Carey Casciola, Business & Accounting Manager, Rob Schultz, Legal Counsel.
3. **FLAG SALUTE:** Led by President Gibson
4. **AGENDA REVIEW:** Agenda accepted as presented.
5. **CLOSED SESSION:** Report from the Special Meeting of April 8, 2026.
No reportable action taken by the Board of Directors.
6. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:** None
7. **SPECIAL PRESENTATIONS & REPORTS**
 - A. **STAFF REPORTS:**
 - i. **Sheriff's South Station** – Commander McDaniel, Absent
 - ii. **Five Cities Fire Authority** – Chief Hallett
Weed abatement season - due to the divestiture, weed abatement is in transition with SLO County Fire. Proactive inspections of every lot in Oceano will not occur. There is a new weed abatement ordinance with the County of SLO. Until that is fully in place, we will coord with the County on a complaint basis. If a property owner receives a complaint and does not abate, the County will begin their process of enforcement for abatement compliance.
March 2025 Stats
193 incidents with an average response time of 7 min 29 sec
Experienced a significant call on 4/3 where they were able to revive and resuscitate an Oceano resident.
 - iii. **Operations** – Utility Systems Manager, Tony Marraccino
Lopez is 87.2% Full (43,149 AF) / Lopez 7.62 AF (Total Lopez 26.04 AF)
State 40 AF (Total State 99.53 AF) / Pumped 1.75 AF (Total pump 14.79 AF)
0 March SSOs
Daily rounds, weekly, and monthly samples
First of the month equipment runs and alarm function checks
6 Work Orders / 26 USAs / 7 Customer Service Calls / 1 After Hours Call out
Completed the new workshop and organized
Cleaned out the airplane hangar and organized
Completed meter reads, comment codes, re-reads, leak notifications, and meter replacements
District-owned lights on Hwy 1 had all photocells replaced
Well 8 shed is completed with a new analyzer and chemical feed pump. Tank and mixer for the ammonia side are pending. Once received, we will replace the above-ground piping and static mixer for Well 8.
Completed weed abatement at the yard and Well 8.
Starting annual fire hydrant maintenance (250)
Jetter is in for repairs at Coastline Equipment
 - iv. **General Manager Report** – Carey Casciola, Business & Accounting Manager
Finalized and sent water and wastewater bills. Completed the Rose Grant Report for the new well house. Met with Rincon and YTT Tribe for monitoring areas for our water CIP program. Worked with CALPERS for the interim GM position and also the unfunded liability related to the fire safety plan for the former Oceano Fire Dept. Attended the SoCalGas efficiency webinar.

Attended CSDA training courses, including SB 82, Public Records Act, Employment Law, employment law and Brown Act updates for 2026.

B. BOARD OF DIRECTORS AND OUTSIDE COMMITTEE REPORTS:

- i. **President Gibson** (Zone 3 and RWQCB) – Reported on the 4/1/2026 SSLOSD meeting.
- ii. **Vice President Rose** (RWMG, State Water Contractors, and Airport Land Use) – No reports
- iii. **Director Austin** (SSLOCSD and Zone 1/1A) – No reports
- iv. **Director Villa** (WRAC and Finance & Budget Committee) – Reported on WRAC meeting.
- v. **Director Joyce-Suneson** (OPARC and CSDA) – Reported on OPARC grant.

PUBLIC COMMENT ON SPECIAL PRESENTATIONS AND REPORTS: None

8. CONSENT AGENDA:	ACTION:
<p>A. Action: Review and Approve the Minutes for the Regular Board Meeting held on March 11, 2026.</p> <p>B. Action: Review and Approve the Minutes for the Special Board Meeting held on March 27, 2026.</p> <p>C. Information: Cash Disbursements</p> <p>D. Action: Consideration of a recommendation to provide permission to the Vitality Advisory Council of Oceano to place community banners on the District owned light poles on HWY One</p>	<p>After an opportunity for public comment and Board and staff discussion, Vice President Rose moved to approve consent agenda items 8A-8C as presented, with a second from Director Austin, and the motion carried on a 5-0 roll call vote.</p> <p>Public Comment: None</p> <p>After an opportunity for public comment and Board and staff discussion, Director Joyce-Suneson moved to continue consent agenda item 8D to the next meeting along with a banner policy, with a second from Director Villa, and the motion carried on a 2-1 roll call vote. Dissented: President Gibson Recused: Director Austin and Vice President Rose</p> <p>Public Comment: Julie Tacker – In support of a flag policy. April Dury – Provided information on banners; In support of a flag policy. Alyssa Sparling – Provided information on banners.</p>

9A. BUSINESS ITEMS:	ACTION:
<p>Action: Consideration and approval of Election for the LAFCO Special District Board Representative; Candidate Votes; Submittal of Votes</p>	<p>After an opportunity for public comment and Board and staff discussion, Director Austin moved to approve a vote for Owen Davis, with a second from Vice President Rose, and the motion carried on a 4-1 roll call vote. Dissented: Director Joyce-Suneson</p> <p>Public Comment: None</p>

9B. BUSINESS ITEMS:	ACTION:
<p>Action: Discussion and consideration of efforts to recruit a permanent General Manager with Board direction as deemed appropriate</p>	<p>After an opportunity for public comment and Board and staff discussion, Vice President Rose moved to approve the recruitment of a permanent General Manager and direct staff to schedule a special meeting to go into depth on the issues provided in the staff report, with a second from Director Austin, and the motion carried on a 5-0 roll call vote.</p> <p>Public Comment: None</p>

9C. BUSINESS ITEMS:	ACTION:
Action: Discussion and Approval of a Resolution Appointing William Clemens as Interim General Manager and Authorizing the President to enter into an Employment Agreement	<p>After an opportunity for public comment and Board and staff discussion, Director Austin moved to approve a Resolution Appointing William Clemens as Interim General Manager and Authorizing the President to enter into an Employment Agreement with a second from Vice President Rose, and the motion carried on a 5-0 roll call vote.</p> <p>Public Comment: Julie Tacker – In support of limited hours for the interim General Manager position. Nicole Miller, SEIU 620 – In support of Will Clemens for interim General Manager.</p>

10A. HEARING ITEMS:	ACTION:
Action: Consideration of a “Relief of Application” from Paul Bischoff regarding multiple utility bills for the Wilmar Glen project and provide staff direction as deemed appropriate	<p>After information provided by Mr. Paul Bischoff, an opportunity for public comment and Board and staff discussion, Director Austin moved to continue this hearing item to the next meeting, with a second from President Gibson, and the motion carried on a 5-0 roll call vote.</p> <p>Public Comment: Julie Tacker – In support of denying the appeal.</p>

10B. HEARING ITEMS:	ACTION:
Action: Consideration of a “Relief of Application” from Pamela Storton regarding multiple utility bills for 1490 16th St and provide staff direction as deemed appropriate	<p>After information provided by Ms. Pamela Storton, an opportunity for public comment and Board and staff discussion, Director Villa moved to deny the appeal, with a second from Director Joyce-Suneson, and the motion carried on a 4-0 roll call vote.</p> <p>Recused: Director Austin</p> <p>Public Comment: Josefina Zuniga – In support of relief Paul Bischoff – In support of relief</p>

11. RECEIVED WRITTEN COMMUNICATIONS: None

12. FUTURE AGENDA ITEMS: None

13. CLOSED SESSION: None

14. ADJOURNMENT: President Gibson adjourned the meeting at approximately 8:36 PM.



Oceano Community Services District

Summary Minutes – Special Board Meeting

Friday, April 8, 2026, 5:15 PM

OCSD BOARD ROOM

1. **CALL TO ORDER:** The meeting was called to order at approximately 5:27 PM by President Gibson
2. **ROLL CALL:** Board members present: Director Austin, Director Joyce-Suneson, Director Villa, Vice President Rose, and President Gibson.
Staff present: Carey Casciola, Business & Accounting Manager; Tony Marraccino, Utilities System Manager and Rob Schultz, Legal Counsel.
3. **FLAG SALUTE:** Led by President Gibson.
4. **AGENDA REVIEW:** Agenda accepted as presented.
5. **PUBLIC COMMENT FOR ITEMS ON THE AGENDA:** No public comment.
6. **CLOSED SESSION:**
President Gibson adjourned the Board to closed session at 5:29 PM

A. PUBLIC EMPLOYMENT - Pursuant to Gov. Code Sec. 54957(b)(1): - Appointment, Employment of General Manager

Interim District Counsel announced that there was no reportable action taken under the Brown Act.
7. **ADJOURNMENT:** President Gibson the meeting at 5:42 PM.



Oceano Community Services District
Summary Minutes – Special Board Meeting
Wednesday, April 26, 2026, 10:00 AM
OCSD BOARD ROOM

1. **CALL TO ORDER:** The meeting was called to order at approximately 10:05AM by President Gibson.
2. **ROLL CALL:** Board members present: Director Joyce-Suneson, Director Villa, Vice President Rose, and President Gibson with Director Austin Absent
 Staff present: Carey Casciola, Business & Accounting Manager and Will Clemens, Interim General Manager
3. **FLAG SALUTE:** Led by President Gibson.
4. **AGENDA REVIEW:** Agenda accepted as presented.
5. **PUBLIC COMMENT FOR ITEMS ON THE AGENDA:** Late Written Communication provided by Julie Tacker

6A. BUSINESS ITEM:	ACTION:
Discussion and consideration of efforts to recruit a permanent General Manager with Board direction as deemed appropriate	After an opportunity for public comment and Board and staff discussion, Director Villa moved to approve 6A as presented, with a second from Director Joyce-Suneson, and the motion carried on a 4-0 roll call vote, Director Austin absent. Public Comment: None

6B. BUSINESS ITEM:	ACTION:
Consideration of a recommendation to adopt a Resolution approving and adopting a Banner/Decoration Policy and approving a request from the Vitality Advisory Council of Oceano to place community banners on District-owned light poles along HWY	After an opportunity for public comment and Board and staff discussion, Director Rose moved to approve 6B Item #1 as presented, with a second from Director Joyce- Suneson, and the motion carried on a 4-0 roll call vote, Director Austin absent. After an opportunity for public comment and Board and staff discussion, the Board took no action on 6B Item #2. Public Comment: None

7. **ADJOURNMENT:** President Gibson the meeting at 10:45 AM.



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

PHONE(805) 481-6730 FAX (805) 481-6836

Date: May 13, 2026
To: Board of Directors
From: Carey Casciola, Business and Accounting Manager
Subject: **Agenda Item #7(D): Recommendation to Review Cash Disbursements**

Recommendation

It is recommended that the board review the attached cash disbursements:

Discussion

The following is a summary of the attached cash disbursements. The table captures the payments from last meeting to this meeting.

Description	Check Sequence		Amounts
	62188	62245	
Disbursements:			
Regular Payable Register - paid 04/08/2026	62188	62208	\$ 64,266.37
Regular Payable Register - paid 04/29/2026	62218	62241	\$ 52,032.31
Subtotal:			\$ 116,298.68
Reoccurring Payments for Board Review (authorized by Resolution 2020-06):			
Payroll Disbursements - PPE 04/04/2026		N/A	\$ 37,696.83
Payroll Disbursements - PPE 04/18/2026		N/A	\$ 42,370.47
Payroll Disbursements - PPE 05/02/2026		N/A	\$ 43,124.72
Payroll Disbursements - PPE 05/02/2026 USO Final Leave & GM Payout		N/A	\$ 11,415.36
Board Member Stipends - 04/30/2026		N/A	\$ 753.55
Five Star Bank Mastercard Online Payment - paid 04/02/2026		N/A	\$ 220.14
Reoccurring Utility Disbursements - paid 04/08/2026	62209	62217	\$ 9,577.99
Reoccurring Health Disbursements - paid 04/29/2026	62242	62245	\$ 7,510.09
Subtotal:			\$ 152,669.15
Grand Total:			\$ 268,967.83

Other Agency Involvement

N/A

Other Financial Considerations

Amounts are within the authorized Fund level budgets.

- CORE & MAIN, \$19,140.91, WELL 8
- MICHAEL K. NUNLEY, \$13,456.00, WASTEWATER CIP
- SAN LUIS OBISPO COUNTY FIRE, \$9,678.92, OFFICE LEASE - APRIL 2026
- DOANE AND HARTWING WATER SYSTEM, \$12,424.91, WELL 8 STATIC MIXER

Results

The Board's review of cash disbursements is an integral component of the District's system of internal controls and promotes a well governed community.

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0054	CANNON							
I-95158	CANNON	R	4/08/2026			062188		
02 5-4400-444	CIP-WRRP	CANNON		4,061.50				
I-95231	CANNON	R	4/08/2026			062188		
02 5-4400-438	CIP - WRRP 1-4,5,7,8,10	CANNON		996.00				5,057.50
0071	AUTOSYS, INC.							
I-INV-0460	AUTOSYS, INC.	R	4/08/2026			062189		
02 5-4400-320	FIXED ASSETS: EQUIPMENT	AUTOSYS, INC.		6,870.20				6,870.20
0093	HD SUPPLY, INC. DBA USABLUERBOO							
I-INV01002135	HD SUPPLY, INC. DBA USABLUERBOO	R	4/08/2026			062190		
02 5-4400-175	SYSTEM PARTS/OPERATING SUPP	HD SUPPLY, INC. DBA		126.97				126.97
0145	LUCIA MAR UNIFIED SCHOOL DISTR							
I-260675	LUCIA MAR UNIFIED SCHOOL DISTR	R	4/08/2026			062191		
01 5-4850-302	GRANT EXPENSES	LUCIA MAR UNIFIED SC		446.50				446.50
0147	DIVERSIFIED PROJECT SERVICES I							
I-9576728	DIVERSIFIED PROJECT SERVICES I	R	4/08/2026			062192		
02 5-4400-222	CONTRACTED ENGINEERING	DIVERSIFIED PROJECT		1,545.00				
02 5-4400-226	ENGINEERING & OTHER REIMBURS	DIVERSIFIED PROJECT		230.00				1,775.00
0159	ICONIX WATERWORKS (US) INC.							
I-U2616009867	ICONIX WATERWORKS (US) INC.	R	4/08/2026			062193		
02 5-4400-175	SYSTEM PARTS/OPERATING SUPP	ICONIX WATERWORKS (U		217.50				217.50
0180	VESTIS GROUP, INC. DBA VESTIS							
I-5021004255	VESTIS GROUP, INC. DBA VESTIS	R	4/08/2026			062194		
01 5-4100-100	CLOTHING	VESTIS GROUP, INC. D		152.05				
I-5021008389	VESTIS GROUP, INC. DBA VESTIS	R	4/08/2026			062194		
01 5-4100-100	CLOTHING	VESTIS GROUP, INC. D		148.59				300.64
0196	SWRCB/ DRINKING WATER OP CERT							
I-DC D2 2026	SWRCB/ DRINKING WATER OP CERT	R	4/08/2026			062195		
02 5-4400-248	PERMITS, FEES, LICENSES	SWRCB/ DRINKING WATE		60.00				60.00
0233	TARGET SOLUTIONS LEARNING, LLC							
I-INV138310	TARGET SOLUTIONS LEARNING, LLC	R	4/08/2026			062196		
01 5-4100-226	ANNUAL SOFTWARE MAINTENANCE	TARGET SOLUTIONS LEA		1,700.81				1,700.81
0238	TRI-COUNTY OFFICE FURNITURE IN							
I-205552	TRI-COUNTY OFFICE FURNITURE IN	R	4/08/2026			062197		
01 5-4100-173	MAINT:STRUCTURES/IMPROVEMENTS	TRI-COUNTY OFFICE FU		3,843.73				3,843.73

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0263	GROUNDWATER SOLUTIONS INC, DBA I-0672.012-5 02 5-4400-380	R	4/08/2026	5,914.40		062198		5,914.40
0314	BRENT SARKISON DBA CALTEC COMP I-10256 01 5-4100-221	R	4/08/2026	315.00		062199		315.00
0321	MULLAHEY FORD INC I-96756 12 5-4350-171	R	4/08/2026	40.00		062200		40.00
0339	CORE & MAIN LP I-Y645117 02 5-4400-176	R	4/08/2026	19,140.91		062201		19,140.91
0399	MICHAEL K. NUNLEY & ASSOCIATES I-A2024-0113 03 5-4500-448	R	4/08/2026	13,456.00		062202		13,456.00
0421	BENJAMIN FERGUSON, DBA FERGUSO I-1382 02 5-4400-170 03 5-4500-170	R	4/08/2026	1,141.00 1,141.00		062203		2,282.00
1060	BURKE AND PACE OF ARROYO GRAND I-2602-043153 02 5-4400-175	R	4/08/2026	202.04		062204		202.04
1136	J.B. DEWAR, INC. I-461021 12 5-4350-172	R	4/08/2026	194.91		062205		194.91
1292	MINER'S ACE HARDWARE, INC. I-583135 02 5-4400-175 I-583339 02 5-4400-173 I-583364 02 5-4400-173 I-583617 02 5-4400-175 I-583820 02 5-4400-175 03 5-4500-175	R	4/08/2026	16.26 420.80 42.40 21.74 23.91 23.92		062206 062206 062206 062206 062206		549.03

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1318	NOBLE SAW, INC							
I-675141	NOBLE SAW, INC	R	4/08/2026			062207		
02 5-4400-170	MAINTENANCE: EQUIPMENT			65.16				
I-680867	NOBLE SAW, INC	R	4/08/2026			062207		
02 5-4400-170	MAINTENANCE: EQUIPMENT			20.60				85.76
1676	AQUA-METRIC							
I-INV0113364	AQUA-METRIC	R	4/08/2026			062208		
02 5-4400-176	WATER METERS			1,687.47				1,687.47

* * T O T A L S * *

NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS: 21	64,266.37	0.00	64,266.37
HAND CHECKS: 0	0.00	0.00	0.00
DRAFTS: 0	0.00	0.00	0.00
EFT: 0	0.00	0.00	0.00
NON CHECKS: 0	0.00	0.00	0.00
VOID CHECKS: 0	VOID DEBITS 0.00		
	VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
01 5-4100-100	CLOTHING	300.64
01 5-4100-173	MAINT:STRUCTURES/IMPROVEMENTS	3,843.73
01 5-4100-221	INFORMATION TECHNOLOGY	315.00
01 5-4100-226	ANNUAL SOFTWARE MAINTENANCE	1,700.81
01 5-4850-302	GRANT EXPENSES	446.50
	*** FUND TOTAL ***	6,606.68
02 5-4400-170	MAINTENANCE: EQUIPMENT	1,226.76
02 5-4400-173	MAINT: SHARED STRUCTURE/IMPRVS	463.20
02 5-4400-175	SYSTEM PARTS/OPERATING SUPP	608.42
02 5-4400-176	WATER METERS	20,828.38
02 5-4400-222	CONTRACTED ENGINEERING	1,545.00
02 5-4400-226	ENGINEERING & OTHER REIMBURS	230.00
02 5-4400-248	PERMITS, FEES, LICENSES	60.00
02 5-4400-320	FIXED ASSETS: EQUIPMENT	6,870.20
02 5-4400-380	NCMA TEC	5,914.40
02 5-4400-438	CIP - WRRP 1-4,5,7,8,10	996.00
02 5-4400-444	CIP-WRRP	4,061.50
	*** FUND TOTAL ***	42,803.86

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
03 5-4500-170	MAINTENANCE: EQUIPMENT	1,141.00
03 5-4500-175	SYSTEM PARTS/OPERATING SUPP.	23.92
03 5-4500-448	CIP - WASTEWATER	13,456.00
	*** FUND TOTAL ***	14,620.92
12 5-4350-171	MAINTENANCE: VEHICLES	40.00
12 5-4350-172	FUEL	194.91
	*** FUND TOTAL ***	234.91

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			21	64,266.37	0.00	64,266.37
BANK: AP	TOTALS:		21	64,266.37	0.00	64,266.37
REPORT TOTALS:			21	64,266.37	0.00	64,266.37

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0027	PETTY CASH							
I-202604212572	PETTY CASH	R	4/29/2026			062218		
01 5-4100-210	POSTAGE			2.44				
I-202604242576	PETTY CASH	R	4/29/2026			062218		
01 5-4100-210	POSTAGE			2.72				
I-202604272577	PETTY CASH	R	4/29/2026			062218		
01 5-4100-210	POSTAGE			5.58				10.74
0093	HD SUPPLY, INC. DBA USABLUEBOO							
I-INV01026018	HD SUPPLY, INC. DBA USABLUEBOO	R	4/29/2026			062219		
02 5-4400-177	SAFETY EXPENSE			657.76				
03 5-4500-177	SAFETY EXPENSE			657.75				1,315.51
0153	BURDINE PRINTING							
I-53939	BURDINE PRINTING	R	4/29/2026			062220		
01 5-4100-200	OFFICE EXPENSE			8.15				
02 5-4400-200	OFFICE EXPENSE			82.86				
I-53999	BURDINE PRINTING	R	4/29/2026			062220		
02 5-4400-205	OUTSIDE UB MAIL SERVICE			982.27				
03 5-4500-205	OUTSIDE UB MAIL SERVICE			982.27				2,055.55
0159	ICONIX WATERWORKS (US) INC.							
I-U2616011580	ICONIX WATERWORKS (US) INC.	R	4/29/2026			062221		
02 5-4400-164	Paving			392.54				392.54
0180	VESTIS GROUP, INC. DBA VESTIS							
I-5021012495	VESTIS GROUP, INC. DBA VESTIS	R	4/29/2026			062222		
01 5-4100-100	CLOTHING			148.59				
I-5021016654	VESTIS GROUP, INC. DBA VESTIS	R	4/29/2026			062222		
01 5-4100-100	CLOTHING			148.59				
I-5021020748	VESTIS GROUP, INC. DBA VESTIS	R	4/29/2026			062222		
01 5-4100-100	CLOTHING			148.59				445.77
0247	SCOTT O'BRIEN FIRE & SAFETY CO							
I-12479939	SCOTT O'BRIEN FIRE & SAFETY CO	R	4/29/2026			062223		
03 5-4500-177	SAFETY EXPENSE			418.27				418.27
0263	GROUNDWATER SOLUTIONS INC, DBA							
I-0672.012-6	GROUNDWATER SOLUTIONS INC, DBA	R	4/29/2026			062224		
02 5-4400-380	NCMA TEC			6,252.33				6,252.33
0299	FAMCON PIPE & SUPPLY, INC.							
I-S100178517.001	FAMCON PIPE & SUPPLY, INC.	R	4/29/2026			062225		
02 5-4400-175	SYSTEM PARTS/OPERATING SUPP			348.56				348.56

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0340	SLO CO FARM SUPPLY CO INC, DBA							
I-120025	SLO CO FARM SUPPLY CO INC, DBA	R	4/29/2026			062226		
02 5-4400-170	MAINTENANCE: EQUIPMENT	SLO CO FARM SUPPLY C		10.06				10.06
0415	SAN LUIS OBISPO COUNTY FIRE							
I-1655FRONT-MAY2026	SAN LUIS OBISPO COUNTY FIRE	R	4/29/2026			062227		
01 5-4100-202	OFFICE LEASE	SAN LUIS OBISPO COUN		9,678.92				9,678.92
0421	BENJAMIN FERGUSON, DBA FERGUSO							
I-1397	BENJAMIN FERGUSON, DBA FERGUSO	R	4/29/2026			062228		
01 5-4100-170	MAINTENANCE: EQUIPMENT	BENJAMIN FERGUSON, D		450.00				450.00
0422	DOANE AND HARTWIG WATER SYSTEM							
I-12026-0654	DOANE AND HARTWIG WATER SYSTEM	R	4/29/2026			062229		
02 5-4400-320	FIXED ASSETS: EQUIPMENT	DOANE AND HARTWIG WA		12,424.91				12,424.91
0427	KENNETH SCOTT FISHER DBA 3RD G							
I-2055	KENNETH SCOTT FISHER DBA 3RD G	R	4/29/2026			062230		
02 5-4400-176	WATER METERS	KENNETH SCOTT FISHER		4,102.00				4,102.00
1	JOSHUA HERRERA							
I-202604242574	JOSHUA HERRERA:	R	4/29/2026			062231		
01 5-4850-302	GRANT EXPENSES	JOSHUA HERRERA:		355.66				355.66
1094	CLINICAL LAB OF SAN BERNARDINO							
I-1022508	CLINICAL LAB OF SAN BERNARDINO	R	4/29/2026			062232		
02 5-4400-220	PROFESSIONAL/SPECIAL SERVICES	CLINICAL LAB OF SAN		817.50				817.50
1136	J.B. DEWAR, INC.							
I-463252	J.B. DEWAR, INC.	R	4/29/2026			062233		
12 5-4350-172	FUEL	J.B. DEWAR, INC.		321.99				321.99
1288	PREMIER SUPPLY LLC, DBA MIER B							
I-400963	PREMIER SUPPLY LLC, DBA MIER B	R	4/29/2026			062234		
02 5-4400-164	Paving	PREMIER SUPPLY LLC,		201.19				
I-400970	PREMIER SUPPLY LLC, DBA MIER B	R	4/29/2026			062234		
02 5-4400-164	Paving	PREMIER SUPPLY LLC,		135.94				337.13
1292	MINER'S ACE HARDWARE, INC.							
I-584009	MINER'S ACE HARDWARE, INC.	R	4/29/2026			062235		
02 5-4400-163	MAINT: STRUCTURES/IMPRV	MINER'S ACE HARDWARE		392.45				
I-584085	MINER'S ACE HARDWARE, INC.	R	4/29/2026			062235		
01 5-4100-173	MAINT:STRUCTURES/IMPROVEMENTS	MINER'S ACE HARDWARE		21.72				
I-584133	MINER'S ACE HARDWARE, INC.	R	4/29/2026			062235		
02 5-4400-173	MAINT: SHARED STRUCTURE/IMPRV	MINER'S ACE HARDWARE		26.07				
I-644601	MINER'S ACE HARDWARE, INC.	R	4/29/2026			062235		
02 5-4400-175	SYSTEM PARTS/OPERATING SUPP	MINER'S ACE HARDWARE		40.22				
03 5-4500-175	SYSTEM PARTS/OPERATING SUPP.	MINER'S ACE HARDWARE		40.23				
I-644927	MINER'S ACE HARDWARE, INC.	R	4/29/2026			062235		

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1292	MINER'S ACE HARDWARE, CONT							
I-644927	MINER'S ACE HARDWARE, INC.	R	4/29/2026			062235		
02 5-4400-163	MAINT: STRUCTURES/IMPRVS			117.34				638.03
1318	NOBLE SAW, INC							
I-683134	NOBLE SAW, INC	R	4/29/2026			062236		
02 5-4400-170	MAINTENANCE: EQUIPMENT			163.25				163.25
1360	QUILL CORPORATION							
I-48362871	QUILL CORPORATION	R	4/29/2026			062237		
01 5-4100-200	OFFICE EXPENSE			341.54				341.54
1444	SLO CO PUBLIC HEALTH DEPT.							
I-IN64433	SLO CO PUBLIC HEALTH DEPT.	R	4/29/2026			062238		
02 5-4400-226	ENGINEERING & OTHER REIMBURS			775.00				
02 5-4400-220	PROFESSIONAL/SPECIAL SERVICES			721.75				1,496.75
1445	COUNTY OF SAN LUIS OBISPO OFFI							
I-COLHMP1	COUNTY OF SAN LUIS OBISPO OFFI	R	4/29/2026			062239		
01 5-4100-220	PROFESSIONAL SERVICES			1,875.00				1,875.00
1498	STREATOR PIPE & SUPPLY							
I-S1873778.001	STREATOR PIPE & SUPPLY	R	4/29/2026			062240		
02 5-4400-170	MAINTENANCE: EQUIPMENT			12.20				12.20
1814	WATER SYSTEMS CONSULTING, INC.							
I-12465-OCSD	WATER SYSTEMS CONSULTING, INC.	R	4/29/2026			062241		
02 5-4400-380	NCMA TEC			7,768.10				7,768.10

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	24	52,032.31	0.00	52,032.31
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
01 5-4100-100	CLOTHING	445.77
01 5-4100-170	MAINTENANCE: EQUIPMENT	450.00
01 5-4100-173	MAINT:STRUCTURES/IMPROVEMENTS	21.72
01 5-4100-200	OFFICE EXPENSE	349.69
01 5-4100-202	OFFICE LEASE	9,678.92
01 5-4100-210	POSTAGE	10.74
01 5-4100-220	PROFESSIONAL SERVICES	1,875.00
01 5-4850-302	GRANT EXPENSES	355.66
	*** FUND TOTAL ***	13,187.50
02 5-4400-163	MAINT: STRUCTURES/IMPRVS	509.79
02 5-4400-164	Paving	729.67
02 5-4400-170	MAINTENANCE: EQUIPMENT	185.51
02 5-4400-173	MAINT: SHARED STRUCTURE/IMPRVS	26.07
02 5-4400-175	SYSTEM PARTS/OPERATING SUPP	388.78
02 5-4400-176	WATER METERS	4,102.00
02 5-4400-177	SAFETY EXPENSE	657.76
02 5-4400-200	OFFICE EXPENSE	82.86
02 5-4400-205	OUTSIDE UB MAIL SERVICE	982.27
02 5-4400-220	PROFESSIONAL/SPECIAL SERVICES	1,539.25
02 5-4400-226	ENGINEERING & OTHER REIMBURS	775.00
02 5-4400-320	FIXED ASSETS: EQUIPMENT	12,424.91
02 5-4400-380	NCMA TEC	14,020.43
	*** FUND TOTAL ***	36,424.30
03 5-4500-175	SYSTEM PARTS/OPERATING SUPP.	40.23
03 5-4500-177	SAFETY EXPENSE	1,076.02
03 5-4500-205	OUTSIDE UB MAIL SERVICE	982.27
	*** FUND TOTAL ***	2,098.52
12 5-4350-172	FUEL	321.99
	*** FUND TOTAL ***	321.99

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			24	52,032.31	0.00	52,032.31
BANK: AP	TOTALS:		24	52,032.31	0.00	52,032.31
REPORT TOTALS:			24	52,032.31	0.00	52,032.31

Payroll Summary Report
Board of Directors - Agenda Date May 13, 2026

	(*)				(**)
<u>Gross Wages</u>	3/21/2026	4/4/2026	4/18/2026	5/2/2026	5/2/2026
Regular	\$31,294.91	\$31,664.40	\$36,212.72	\$36,929.17	\$11,252.20
Overtime Wages	\$450.19	\$402.11	\$344.69	\$368.15	\$0.00
Stand By	\$840.00	\$840.00	\$840.00	\$840.00	\$0.00
Gross Wages	<u>\$32,585.10</u>	<u>\$32,906.51</u>	<u>\$37,397.41</u>	<u>\$38,137.32</u>	<u>\$11,252.20</u>
Cell Phone Allowance	\$62.50	\$62.50	\$62.50	\$62.50	\$0.00
Health Pay-Out	\$272.50	\$272.50	\$272.50	\$272.50	\$0.00
Total Wages	<u>\$32,920.10</u>	<u>\$33,241.51</u>	<u>\$37,732.41</u>	<u>\$38,472.32</u>	<u>\$11,252.20</u>
<u>Disbursements</u>					
Net Wages	\$23,567.67	\$23,858.27	\$27,658.23	\$27,257.88	\$8,231.61
State and Federal Agencies	\$5,750.08	\$5,756.91	\$6,398.44	\$6,053.03	\$3,183.75
CalPERS	\$7,848.30	\$7,906.35	\$8,138.50	\$9,638.51	\$0.00
SEIU - Union Fees	\$175.30	\$175.30	\$175.30	\$175.30	\$0.00
Total Disbursements processed with Payroll	<u>\$37,341.35</u>	<u>\$37,696.83</u>	<u>\$42,370.47</u>	<u>\$43,124.72</u>	<u>\$11,415.36</u>
Health (Disbursed with reoccurring bills)	\$3,726.94	\$4,765.29	\$4,765.29	\$4,765.29	\$0.00
Total District Payroll Related Costs	<u>\$41,068.29</u>	<u>\$42,462.12</u>	<u>\$47,135.76</u>	<u>\$47,890.01</u>	<u>\$11,415.36</u>

(*) Previously reported in prior Board Meeting packet - provided for comparison.

(**) Utilities System Operator Final Leave Time & General Manager Leave Payout - Section 5.D. Employment Contract.

**Board Member Stipend Summary Report
Board of Directors - Agenda Date May 13, 2026**

	(*)	
<u>Gross Stipends</u>	3/31/2026	4/30/2026
Board Member Stipen `	\$700.00	\$700.00
Gross Stipends	\$700.00	\$700.00
<u>Disbursements</u>		
Net Stipends	\$646.45	\$646.45
State and Federal Agencies	\$107.10	\$107.10
Total Disbursements processed with Stipends	\$753.55	\$753.55

(*) Previously reported in prior Board Meeting packet - provided for comparison.

BOARD OF DIRECTOR'S
REGULAR & SPECIAL MEETING COMPENSATION FORM

BOARD MEETING: April 8, 2026

RECEIVED
APR 09 2026



DIRECTORS	SIGNATURE	DATE	ELIGIBLE/TAKEN COMPENSATION
PRESIDENT <u>GIBSON</u>	<i>[Signature]</i>		\$ 0.00
VICE PRESIDENT <u>ROSE</u>	<i>[Signature]</i>		\$100.00
DIRECTOR <u>AUSTIN</u>	<i>[Signature]</i>	4/8/26	\$100.00
DIRECTOR <u>JOYCE-SUNESON</u>	<i>[Signature]</i>	4/8/26	\$100.00
DIRECTOR <u>VILLA</u>	<i>[Signature]</i>		\$100.00

Oceano Community Services District - BYLAW'S
 Section 8.1: Each Director is authorized to receive one hundred dollars (\$100.00) as compensation for each Regular or Special Meeting.
 Section 8.2: In no event shall Director compensation exceed one hundred dollars (\$100.00) per day.
 Section 8.3: Director compensation shall not exceed six hundred (\$600.00) in any one (1) calendar month.



**BOARD OF DIRECTOR'S
REGULAR & SPECIAL MEETING COMPENSATION FORM**

BOARD MEETING: April 29, 2026

DIRECTORS	SIGNATURE	DATE	ELIGIBLE/TAKEN COMPENSATION
PRESIDENT <u>GIBSON</u>	<i>[Signature]</i>		\$ 0.00
VICE PRESIDENT <u>ROSE</u>	<i>[Signature]</i>	4-29-26	\$100.00
DIRECTOR <u>AUSTIN</u>	ABSENT		\$100.00
DIRECTOR <u>JOYCE-SUNESON</u>	<i>[Signature]</i>	4/29/26	\$100.00
DIRECTOR <u>VILLA</u>	<i>[Signature]</i>	4/29/26	\$100.00

Oceano Community Services District - BYLAW'S

Section 8.1: Each Director is authorized to receive one hundred dollars (\$100.00) as compensation for each Regular or Special Meeting.

Section 8.2: In no event shall Director compensation exceed one hundred dollars (\$100.00) per day.

Section 8.3: Director compensation shall not exceed six hundred (\$600.00) in any one (1) calendar month.

Oceano Community Services District
Five Star Bank Mastercard

A/P Mastercard Credit Card Disbursement

Date	Name	Amount	Description	GL Account #
3/30/2026	SLOCSDA.SPECIALDISTRIC PASO ROBLES CA	\$41.92	CLASSES/SEMINARS/TRAINING FEE	01-5-4100-285
3/25/2026	ADOBE SAN JOSE CA	\$47.98	PERMITS, FEES LICENSES	01-5-4100-248
3/17/2026	INTUIT *QBOOKS ONLINE SAN DIEGO CA	\$75.00	PERMITS, FEES LICENSES	01-5-4100-248
3/2/2026	ZOOM.COM 888-799-9666 SAN JOSE CA	\$55.24	OFFICE EXPENSE	01-5-4100-200

Total ACH - 04/02/2026 \$220.14

05/13/2026 Board Meeting - Five Star Bank Mastercard Online Payment - paid 04/02/2026	\$220.14
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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0172	HIRIARTE'S INDOOR CLEANING SER							
I-1QTR2026	HIRIARTE'S INDOOR CLEANING SER	R	4/08/2026			062209		
01 5-4100-173	MAINT:STRUCTURES/IMPROVEMENTS		HIRIARTE'S INDOOR CL	850.00				850.00
0280	DE LAGE LANDEN FINANCIAL SERVI							
I-596499361	DE LAGE LANDEN FINANCIAL SERVI	R	4/08/2026			062210		
01 5-4100-220	PROFESSIONAL SERVICES		DE LAGE LANDEN FINAN	213.43				213.43
1010	LIVE, LLC DBA ADVANTAGE ANSWER							
I-000037-732-341	LIVE, LLC DBA ADVANTAGE ANSWER	R	4/08/2026			062211		
01 5-4100-110	COMMUNICATIONS		LIVE, LLC DBA ADVANT	398.22				398.22
1012	AGP VIDEO INC.							
I-9935	AGP VIDEO INC.	R	4/08/2026			062212		
01 5-4100-220	PROFESSIONAL SERVICES		AGP VIDEO INC.	785.00				785.00
1090	CHARTER COMMUNICATIONS							
I-170594401032126	CHARTER COMMUNICATIONS	R	4/08/2026			062213		
01 5-4100-110	COMMUNICATIONS		CHARTER COMMUNICATIO	340.00				340.00
1138	ASTOUND BUSINESS SOLUTIONS							
I-1138	ASTOUND BUSINESS SOLUTIONS	R	4/08/2026			062214		
01 5-4100-110	COMMUNICATIONS		ASTOUND BUSINESS SOL	199.93				199.93
1206	VERIZON WIRELESS							
I-6139222433	VERIZON WIRELESS	R	4/08/2026			062215		
02 5-4400-110	COMMUNICATIONS		VERIZON WIRELESS - W	178.92				
03 5-4500-110	COMMUNICATIONS		VERIZON WIRELESS - S	29.08				
06 5-4900-110	COMMUNICATIONS		VERIZON WIRELESS - G	13.42				
10 5-4300-110	COMMUNICATIONS		VERIZON - FACILITIES	2.23				223.65
1340	PACIFIC GAS & ELECTRIC							
I-03252026	PACIFIC GAS & ELECTRIC	R	4/08/2026			062216		
01 5-4195-295	STREET LIGHTING		STREET LIGHTS	3,067.88				
02 5-4400-290	UTILITIES		WATER	2,532.73				
03 5-4500-290	UTILITIES		SEWER	101.92				
01 5-4100-290	UTILITIES		1689 FRONT, VILLAGE	89.45				
01 5-4100-290	UTILITIES		MODULAR	9.52				
01 5-4100-290	UTILITIES		1655 FRONT - ADM	523.44				
01 5-4100-200	OFFICE EXPENSE		1655 FRONT - ADM RET	166.67				6,491.61
1484	SO CAL GAS							
I-MAR1655-2026	SO CAL GAS	R	4/08/2026			062217		
01 5-4100-290	UTILITIES		SO CAL GAS	31.59				
I-MAR1689-2026	SO CAL GAS	R	4/08/2026			062217		
01 5-4100-290	UTILITIES		SO CAL GAS	44.56				76.15

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
* * T O T A L S * *								
		NO		INVOICE AMOUNT				CHECK AMOUNT
	REGULAR CHECKS:			9,577.99				9,577.99
	HAND CHECKS:			0.00				0.00
	DRAFTS:			0.00				0.00
	EFT:			0.00				0.00
	NON CHECKS:			0.00				0.00
	VOID CHECKS:	0	VOID DEBITS	0.00				
			VOID CREDITS	0.00				
				0.00				0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
01 5-4100-110	COMMUNICATIONS	938.15
01 5-4100-173	MAINT:STRUCTURES/IMPROVEMENTS	850.00
01 5-4100-200	OFFICE EXPENSE	166.67
01 5-4100-220	PROFESSIONAL SERVICES	998.43
01 5-4100-290	UTILITIES	698.56
01 5-4195-295	STREET LIGHTING	3,067.88
	*** FUND TOTAL ***	6,719.69
02 5-4400-110	COMMUNICATIONS	178.92
02 5-4400-290	UTILITIES	2,532.73
	*** FUND TOTAL ***	2,711.65
03 5-4500-110	COMMUNICATIONS	29.08
03 5-4500-290	UTILITIES	101.92
	*** FUND TOTAL ***	131.00
06 5-4900-110	COMMUNICATIONS	13.42
	*** FUND TOTAL ***	13.42
10 5-4300-110	COMMUNICATIONS	2.23
	*** FUND TOTAL ***	2.23

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			9	9,577.99	0.00	9,577.99
BANK: AP		TOTALS:	9	9,577.99	0.00	9,577.99
REPORT TOTALS:			9	9,577.99	0.00	9,577.99

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0059	BLUE SHIELD OF CALIFORNIA							
I-HEA202604072571	HEALTH INSURANCE	R	4/29/2026			062242		
01 5-4100-090	INS: GROUP HEALTH/LIFE			914.51				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			2,260.60				
I-HEA202604222573	HEALTH INSURANCE	R	4/29/2026			062242		
01 5-4100-090	INS: GROUP HEALTH/LIFE			1,034.67				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			2,140.44				6,350.22
0192	TASC -CLIENT INVOICES							
I-IN3718715	TASC -CLIENT INVOICES	R	4/29/2026			062243		
01 5-4100-090	INS: GROUP HEALTH/LIFE			56.21				56.21
0301	PRINCIPAL LIFE INSURANCE COMPA							
I-INS202604072571	LONG TERM DISABILITY	R	4/29/2026			062244		
01 5-4100-090	INS: GROUP HEALTH/LIFE			58.60				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			55.14				
I-INS202604222573	LONG TERM DISABILITY	R	4/29/2026			062244		
01 5-4100-090	INS: GROUP HEALTH/LIFE			67.48				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			46.26				
I-LIF202604072571	LIFE INS.	R	4/29/2026			062244		
01 5-4100-090	INS: GROUP HEALTH/LIFE			35.28				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			36.54				
I-LIF202604222573	LIFE INS.	R	4/29/2026			062244		
01 5-4100-090	INS: GROUP HEALTH/LIFE			38.70				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			33.12				371.12
0379	HUMANA INSURANCE CO.							
I-DNT202604072571	DENTAL	R	4/29/2026			062245		
01 5-4100-090	INS: GROUP HEALTH/LIFE			145.20				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			185.15				
I-DNT202604222573	DENTAL	R	4/29/2026			062245		
01 5-4100-090	INS: GROUP HEALTH/LIFE			151.19				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			179.16				
I-VIS202604072571	VISION INS.	R	4/29/2026			062245		
01 5-4100-090	INS: GROUP HEALTH/LIFE			9.89				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			26.03				
I-VIS202604222573	VISION INS.	R	4/29/2026			062245		
01 5-4100-090	INS: GROUP HEALTH/LIFE			10.85				
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR			25.07				732.54

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
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* * T O T A L S * *		NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:		4	7,510.09	0.00	7,510.09
HAND CHECKS:		0	0.00	0.00	0.00
DRAFTS:		0	0.00	0.00	0.00
EFT:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS		0.00		
	VOID CREDITS		0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
01 5-4100-090	INS: GROUP HEALTH/LIFE	2,522.58
01 5-4100-603	UTILITY CREW - EMPLOYEE INSUR	4,987.51
	*** FUND TOTAL ***	7,510.09

VENDOR SET: 01	BANK: AP	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			4	7,510.09	0.00	7,510.09
BANK: AP	TOTALS:		4	7,510.09	0.00	7,510.09
REPORT TOTALS:			4	7,510.09	0.00	7,510.09



Oceano Community Services District

1655 Front Street | P.O. Box 599 | Oceano, CA 93475

(805) 481-6730 | FAX (805) 481-6836

Date: May 13, 2026

To: Board of Directors

From: Carey Casciola, Business and Accounting Manager

Subject: **Agenda Item #7(E): Submittal of the District's Fiscal Year 2025-26 Quarter 3 Investment Report ending March 31, 2026**

Recommendation

It is recommended that the OCSD Board receive and file the District's 2025-26 Quarter 3 Investment Report ending March 31, 2026.

Discussion

Government Code section 61053(f) requires the District Treasurer to report to the Board of Directors quarterly regarding receipts, disbursements, and balances in each District fiscal account. Attachment 1 is the District's investment report for the second quarter ending March 31, 2026. This report meets the reporting requirements outlined in the California Government Code Sections 53600 et seq. and the Oceano CSD Investment Policy and Guidelines adopted with [Resolution 2026-19](#), the District's Investment Policy, which is required by Government Code section 53646(A)(2).

The total cash and investment portfolio book value (cost) held by the District as of March 31, 2025, was \$3,939,345.

The cash and investments held by the District include the following components: Managed Investment Portfolio (\$1,857,700), CAMP (\$3,963), County of San Luis Obispo Pooled Investment Fund (\$1,842), Cash/Time Deposits (\$2,064,582), earned interest on investments (\$34,270), and accrued interest on investments (\$10,889) this quarter. The "*earned interest*" is the interest earned on investments over a specific period, while *accrued interest* is the interest that an investment has earned, but hasn't yet been received, and *paid interest* is the interest that has already been received as payment.

Cash and investments held by the District and the trustees continue to be invested in accordance with the Government Code and the Board Investment Policy.

During the quarter, one Certificate of Deposit in the amount of \$100,000 matured.

Two-year Treasuries were yielding 3.47% at the beginning of the quarter and 3.79% at the end, an increase of 32 basis points.



Oceano Community Services District

Board of Directors Meeting

As of March 31, 2026, the Weighted Yield to Maturity on the Managed Investment Portfolio was 3.82%.

At the end of this quarter, the Weighted Average Maturity of the Managed Investment Portfolio was 2.25 years.

The Federal Open Market Committee (FOMC) meets approximately every six weeks and sets the Federal Funds Rate. At the March 18th meeting, the FOMC voted to maintain the target range for the federal funds rate at 3 ½ to 3 ¾ percent.

Summary from the March 18th FOMC meeting:

“Available indicators suggest that economic activity has been expanding at a solid pace. Job gains have remained low, and the unemployment rate has been little changed in recent months. Inflation remains somewhat elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. Uncertainty about the economic outlook remains elevated. The implications of developments in the Middle East for the U.S. economy are uncertain. The Committee is attentive to the risks to both sides of its dual mandate.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 3-1/2 to 3-3/4 percent. In considering the extent and timing of additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments...”

Finance staff hired Optimized Investment Partners in February 2023 to improve investment returns for the District and to ensure compliance with the California Government Code by safeguarding principal and maintaining sufficient liquidity for operations. Ongoing portfolio management activity will continue to be performed in partnership with Optimized Investment Partners, the General Manager, and the Business & Accounting Manager.

Staff have reviewed the decision contemplated by this action and have determined that it is not site-specific; consequently, the real property holdings of the Board members do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100 et seq.).



Oceano Community Services District

Board of Directors Meeting

Staff is not independently aware, and has not been informed by any Board member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

Other Agency Involvement

The County of San Luis Obispo.

Other Financial Considerations

Considering the projected timing of cash receipts and disbursements and the structure of the Pooled Investment Portfolio, the District should be able to meet its overall cash flow needs comfortably over the next six months. There is no direct fiscal impact of this action. The FY 2025-26 Adopted Budget projected \$120,000 in interest during the fiscal year. Based on the second quarter budget review, the District is expected to earn a total of 149,096; however, future rate changes could pull this return toward or below the adopted budget projection.

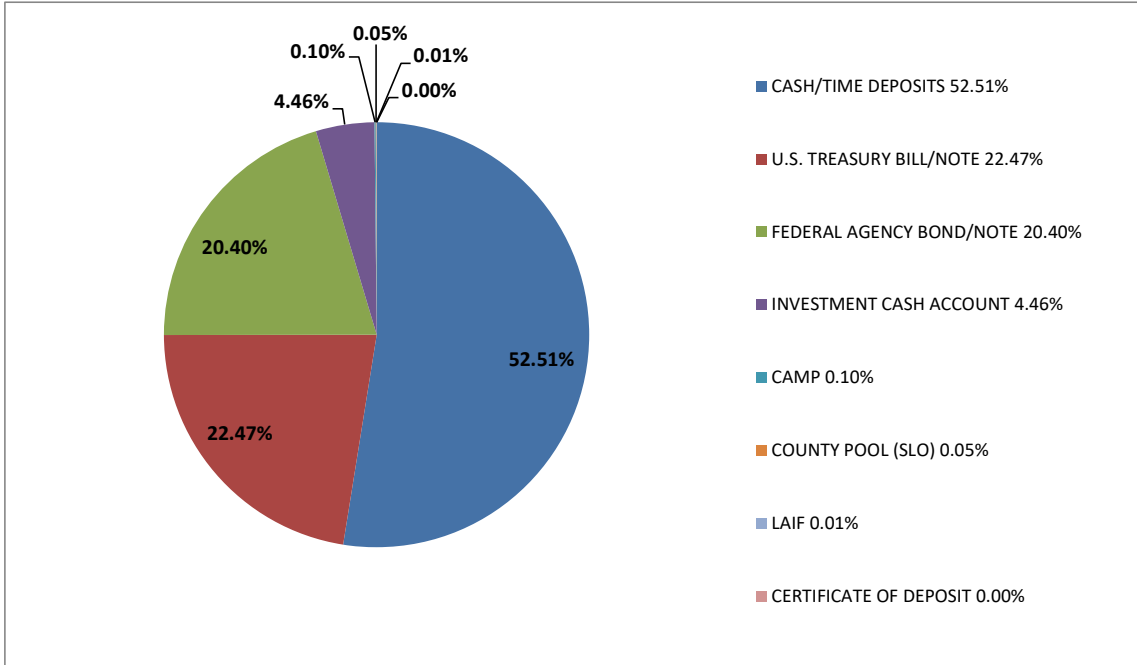
Results

Establishing compliance with Government Code 61000-61250 regarding Community Services Districts and the District's Investment Policy will help ensure that the District's funds are appropriately managed and promote a prosperous, well-governed community.

- Attachment 1 – Investment Report for the 2025-26 3rd Quarter Ending March 31, 2026
- Attachment 2 – 2025-26 3rd Quarter Summary of Cash and Investments as of March 31, 2026

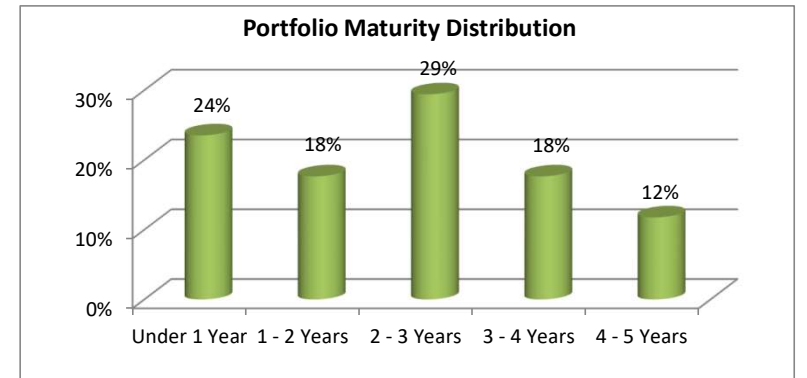
**Oceano Community Services District
Investment Report for the Quarter Ended March 31, 2026**

Investment Portfolio Summary and Key Statistics



Portfolio Key Statistics	
PAR Value	\$1,881,541
Book Value (COST)	\$1,863,873
Market Value	\$1,867,471
Weighted Average Maturity (in years)	2.25
Weighted Yield to Maturity*	3.82%

*Note: Cash/time deposits not included in WYTM and WAM



Excludes Pooled Investments and U.S. Bank Custodial Cash Account

U.S. Treasury Yields - Quarterly Comparison

Maturity	Mar 2026	Dec 2025	Change
3-Month	3.70%	3.67%	0.03%
1-Year	3.68%	3.48%	0.20%
2-Year	3.79%	3.47%	0.32%
3-Year	3.81%	3.55%	0.26%
5-Year	3.92%	3.73%	0.19%
10-Year	4.30%	4.18%	0.12%

2-Year U.S. Treasury Yield - Historical Data

Mar 2026	Mar 2025	Mar 2024	Mar 2023
3.79%	3.89%	4.59%	4.06%

Portfolio Maturity	PAR Maturing	% Maturing
Under 1 Year	\$ 400,000	24%
1 - 2 Years	\$ 300,000	18%
2 - 3 Years	\$ 500,000	29%
3 - 4 Years	\$ 300,000	18%
4 - 5 Years	\$ 200,000	12%
Total	\$ 1,700,000	100%

Interest Earnings	FY 24-25	FY 25-26	Change
Jan	\$ 8,165	\$ 12,305	\$ 4,140
Feb	\$ 7,056	\$ 10,120	\$ 3,064
Mar	\$ 11,549	\$ 11,845	\$ 295
Total for Quarter	\$ 26,771	\$ 34,270	\$ 7,499

Note: Interest Earnings figures do not include capital gains or losses

Oceano Community Services District
Summary of Cash and Investments for the Quarter Ended March 31, 2026

Portfolio Assets	Par Value (1)	Market Value (2)	Book Value (3)	% of Portfolio
Cash & Investments Held by District				
Investment Portfolio				
Managed Investments				
U.S. Bank Custodial Cash Account	\$ 175,368	\$ 175,368	\$ 175,368	4.46%
U.S. Treasury Bill/ Note	900,000	883,629	877,882	22.35%
Federal Agency Bond	800,000	802,301	804,450	20.48%
Certificate of Deposit	-	-	-	0.00%
Managed Investments Subtotal	\$ 1,875,368	\$ 1,861,298	\$1,857,700	47.29%
Pooled Investments				
State of CA Local Agency Investment Fund	\$ 368	\$ 368	\$368	0.01%
CAMP	\$ 3,963	\$ 3,963	\$3,963	
County Pool-SLO	\$ 1,842	\$ 1,842	\$1,842	0.05%
Pooled Investments Subtotal	\$ 6,173	\$ 6,173	\$6,173	0.16%
Investment Portfolio Subtotal	\$ 1,881,541	\$ 1,867,471	\$1,863,873	47.45%
Cash/Time Deposits	\$ 2,064,582	\$ 2,064,582	\$2,064,582	52.55%
Funds Available for Investment	\$ 3,946,124	\$ 3,932,054	\$3,928,456	100.00%
Accrued Interest	\$ 10,889	\$ 10,889	\$10,889	
Total Cash & Investments Held by District	\$ 3,957,013	\$ 3,942,943	\$3,939,345	

Notes:

1. Par value is the principal amount of the investment on maturity.
2. Market values contained herein are received from sources we believe are reliable; however, we do not guarantee their accuracy.
3. Book value is par value of the security plus or minus any premium or discount on the security.



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: May 13, 2026

To: Board of Directors

From: Allinson Melendez, Account Administrator

Carey Casciola, Business and Accounting Manager

Subject: **Agenda Item #7(F): Consideration of a recommendation to receive and file a report on charges and delinquencies and to set a public hearing for June 10, 2026, to authorize collection on 2026-27 property tax bills**

Recommendation

It is recommended that the OCSB Board receive and file a report on charges and delinquencies, and set a public hearing for June 10, 2026, to authorize collection on 2026-27 property tax bills.

Discussion

By approving the staff recommendations, the District will follow the 2026-27 tax roll timeline provided by the County Auditor/Controller/Treasurer/Tax Collector (ACTTC). This is the fifteenth year the District will participate in placing delinquent accounts and other charges on property tax bills. Each year, a number of customers fail to pay for the services the District provides. State law enables the District to collect delinquent charges on property tax bills. Along with the attached report of delinquent charges, staff has included the 2026-27 tax roll timeline and a sample letter that will be certified mail to the owners which includes new language providing information about delinquent charges being the responsibility of the owner, even if the charges are incurred by a tenant.

The District's Franchise agreement with South County Sanitary Services (SCSS) also allows SCSS to place their delinquent bills on the property tax bills. Property owners will be notified that the last date to pay their delinquent solid waste bill is June 15, 2026. Any payments made on or before June 15th will be removed from the list before submitting to the County ACTTC. Property owners will be notified that the last date to pay the District is July 17, 2026. Any payments made on or before July 17th will be removed from the list before submitting to the County Auditor. Notices of the public hearing will be published in the Tribune, as required by Government Code Sections 61115(b) and 6066.

Other Agency Involvement

The County of San Luis Obispo ACTTC Office will be collecting the delinquent bills with property taxes.



Oceano Community Services District

Board of Directors Meeting

Other Financial Considerations

The County adds a charge for collection to the property tax bill. As a result, the District is not charged County costs.

Results

Coordination with the County on delinquent accounts is cost-effective, ensures that customers do not pay for services provided to other customers, and promotes a well-governed community.

Attachments:

1. County Tax roll 2026-27 tax roll timeline
2. Sample of letter sent to customers – OCSD
3. Sample of letter sent to customers – Solid Waste
4. Delinquent Water/Sewer & Service & Sanitary Service List
5. Public hearing notice

2026/27 TAX ROLL PROCEDURES

05/14/26	PREPARE and MAIL LETTERS
05/15/26	MAIL NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS & PROVIDE TO TRIBUNE WITH DIRECTION FOR PUBLICATION
3rd week of May	FIRST NEWSPAPER NOTICE FOR PUBLIC HEARING ON 6/10 REGULAR MEETING PER GOVERNMENT CODE SECTION 61115(b) AND 6066
4th week of May	SECOND NEWSPAPER NOTICE FOR PUBLIC HEARING ON 6/10 REGULAR MEETING PER GOVERNMENT CODE SECTION 61115(b) AND 6066
06/03/26	COMPLETE DRAFT AGENDA MATERIAL FOR 6/10 REGULAR MEETING (RESOLUTION)
06/05/26	COMPLETE FINAL AGENDA MATERIAL FOR 6/10 REGULAR MEETING (RESOLUTION)
06/05/26	BOARD OF DIRECTORS MEETING: NOTICE OF PUBLIC HEARING
06/15/26	GARBAGE PAYMENT DUE
07/17/26	OCSD PAYMENT DUE
07/20/26	RESOLUTION CONFIRMING THE CHARGES AGAINST PROPERTY OWNERS WITH REPORT AND SUBMIT TO COUNTY AUDITOR
08/04/26	FINAL FUND PROOF SUBMISSION TO SLO COUNTY FOR ROLL YEAR 2026/27
08/10/26	FINAL DEADLINE FOR ALL DIRECT CHARGE FUNDS TO BE SIGNED APPROVED AND RETURNED TO THE AUDITOR-CONTROLLER'S OFFICE

Parcel #:

000-000-000

Owner Name

Address

City, State Zip Code

Regarding Service Address:

0000 Street

OCEANO, CA 93445

Dear Customer:

County records show that you are, and at all times referenced herein have been, the recorded owner of the property listed above. Your account for this service address is past due for water and sewer provided by OCEANO COMMUNITY SERVICES DISTRICT.

Please be advised that if the charges specified in this letter are not paid in full and received (post marks do not count) by OCSD by 4:00 p.m. on July 17, 2026, then the amount of the charges, penalties, and delinquencies may be filed with the County Auditor to be placed on the parcel's property tax bill for collection.

The owner of the property in which services are furnished shall be responsible for the payment of all rates, charges and fees, including penalties, thereon regarding such furnished services. Unpaid obligations shall run with the land, shall create a lien on the property.

Your current amount due is \$ 0.00.

Therefore, please accept this letter as a demand for immediate payment.

The OCSD Board of Directors will hold a public hearing at their regular meeting of June 10, 2026, starting at 6:00 p.m. located at 1655 Front Street, Oceano, CA The hearing will provide you with the opportunity to testify and present to the Board of Directors any objections or protests to the charges and/or their collection on the parcel's property tax bill.

If you have any questions, or need additional information, please feel free to call me at (805) 481-6730. Please see the reverse side of this letter for a copy of the notice published in the newspaper pursuant to Government Code Sections 61115(b) and 6066.

Sincerely,

Oceano Community Services District

Allinson Melendez, Account Administrator
Carey Casciola, Business and Accounting Manager

Parcel #:

000-000-000

Owner Name

Address

City, State Zip Code

Regarding Service Address:

0000 Street

OCEANO, CA 93445

Dear Customer:

County records show that you are, and at all times referenced herein have been, the recorded owner of the property listed above. Your account for this service address is past due for garbage service provided by SOUTH COUNTY SANITARY.

Please be advised that if the charges specified in this letter are not paid in full and received (post marks do not count) by South County Sanitary by 4:00 p.m. on June 15, 2026, then the amount of the charges, penalties, and delinquencies may be filed with the County Auditor to be placed on the parcel's property tax bill for collection.

The owner of the property in which services are furnished shall be responsible for the payment of all rates, charges and fees, including penalties, thereon regarding such furnished services. Unpaid obligations shall run with the land, shall create a lien on the property.

Your current amount due is \$ 0.00.

Therefore, please accept this letter as a demand for immediate payment.

The OCSD Board of Directors will hold a public hearing at their regular meeting of June 10, 2026, starting at 6:00 p.m. located at 1655 Front Street, Oceano, CA The hearing will provide you with the opportunity to testify and present to the Board of Directors any objections or protests to the charges and/or their collection on the parcel's property tax bill.

If you have any questions, or need additional information, please feel free to call me at (805) 481-6730. Please see the reverse side of this letter for a copy of the notice published in the newspaper pursuant to Government Code Sections 61115(b) and 6066.

Sincerely,

Oceano Community Services District
Allinson Melendez, Account Administrator
Carey Casciola, Business and Accounting Manager

OCSD CUSTOMERS

<u>Customer Name</u>	<u>Parcel No.</u>	<u>Service Address</u>	<u>Mailing Address</u>		<u>Total</u>
OLDEMEYER, ROBERT	062-087-007	2081 PASO ROBLES	199 S ALPINE ST	ARROYO GRANDE, CA 93420	67.91
MUNOZ, RALPH & REBECCA	062-102-025	2478 PASO ROBLES	2316 PINEDALE AVE	FRESON, CA 93711	81.27
NICHOLS, LUCAS	062-074-017	1658 S ELM	9366 RIBERENA CIR	ATASCADERO, CA 93422	264.11
ABNEY, ROBERT	062-305-009	2000 CASITAS ST	1358 16TH ST	OCEANO, CA 93445	541.43
CABANERO, AUSTIN	062-092-008	2183 OCEAN ST	623 CERRO VISTA LN	ARROYO GRANDE, CA 93420	56.68
GRIEB, GARY	062-089-025	1877 19TH	670 BLACK RIDGE LA	NIPOMO, CA 93444	255.74
NICHOLSON, CHAD	062-086-013	1841 BEACH	PO BOX 11	SAN LUIS OBISPO, CA 93406	121.67
TERREL, RANDAL	062-101-012	2471 PASO ROBLES	PO BOX 44	PIXLEY, CA 93256	149.95
CHAVEZ, ISIDRO & MARIA	062-111-001	1740 BEACH	PO BOX 674	OCEANO, CA 93445	79.68
MARTINEZ, DIANA	062-117-008	2150 CIENAGA ST #201	1633 VIA RUBIO	SANTA MARIA, CA 93458	727.73
PARDUBSKY, CHRISTINE	062-272-018	1633 FRONT ST #18	710 ASHLAND LN	NIPOMO, CA 93444	146.29
TOTAL:					2,492.46

SANITARY CUSTOMERS

<u>Customer Name</u>	<u>Parcel No.</u>	<u>Service Address</u>	<u>Mailing Address</u>		<u>Total</u>
MASON, DOUGLAS	062-121-026	2240 BEACH ST	2240 BEACH ST	OCEANO, CA 93445	925.32
LUNA, SANDRA	062-081-018	1521 PASO ROBLES ST	237 TOWN CENTER #311	SANTA MARIA, CA 93458	550.22
BENOIT, SHERIE	910-004-621	2700 CIENAGA ST SPC 67	2700 CIENAGA ST SPC 67	OCEANO, CA 93445	434.72
ODGERS, AIDA	062-021-014	1352 22ND ST	1352 22ND ST	OCEANO, CA 93445	373.76
BERGERON, LAURIE	910-006-660	2700 CIENAGA ST SPC 2	2700 CIENAGA ST SPC 2	OCEANO, CA 93445	370.38
CHAVEZ, ISIDRO & MARIA	062-091-023	1650 22ND ST	PO BOX 674	OCEANO, CA 93475-0674	348.44
SCHNEIDER, JANET	910-004-927	2700 CIENAGA ST SPC 23	2700 CIENAGA ST SPC 23	OCEANO, CA 93445	265.86
WILKINS, BRANDY	062-081-018	1517 PASO ROBLES ST	237 TOWN CENTER #311	SANTA MARIA, CA 93458	248.48
LOPEZ, JOSEPH C	062-102-020	2491 OCEAN ST	PO BOX 419	ARROYO GRANDE, CA 93421-0419	215.48
TUCKER, JOHN	061-041-020	608 MENDEL DR	284 LONGVIEW LANE	SAN LUIS OBISPO, CA 93405	215.34
HUGHES, BROOKE	062-065-021	2166 VISTA ST	2166 VISTA ST	OCEANO, CA 93445	134.26
GCAT 2022-NQM5 TRUST	061-072-027	300 UTAH AVE	601 OFFICE CENTER DR STE 100	FORT WASHINGTON, PA 19034	69.56
TOTAL:					4,151.82



**NOTICE OF PUBLIC HEARING
BEFORE THE OCEANO COMMUNITY SERVICES
DISTRICT BOARD OF DIRECTORS**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Oceano Community Services District will conduct a Public Hearing on Wednesday, June 10, 2026, starting at 6:00 PM, in the District's Board Room, 1655 Front St., Oceano, California. The purpose of the hearing is to consider the adoption of a resolution to place delinquent water, sewer, garbage, and other charges on 2026-27 property tax bills for collection. Interested persons may protest or object to the report, identifying each property and the amount of the delinquent bill(s). The report can be reviewed at the District office or at www.oceanocsd.org.

If you have any questions or would like more information regarding the items described in this notice, please contact the District Office at (805) 481-6730.



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: May 13, 2026

To: Board of Directors

From: Tony Marraccino, Utilities Systems Manager

Subject: **Agenda Item #8(A)** Consideration of recommendations to authorize the General Manager to solicit bids to replace two valves on Railroad in accordance with District Ordinance 2016-01 contract documents, and to file a Notice of Exemption pursuant to the California Environmental Quality Act with the San Luis Obispo County Recorder

Recommendation

It is recommended that the Oceano Community Services District Board authorize and direct staff to solicit bids to replace two valves Railroad in accordance with District Ordinance 2016-01 contract documents, and to file a Notice of Exemption pursuant to the California Environmental Quality Act with the San Luis Obispo County Recorder.

Discussion

Since 2015, the District has been developing the Water Resource Reliability Program (WRRP). The program has been funded by Proposition 84 and Proposition 1 grant funding obtained from the State's Integrated Regional Water Management (IRWM) program.

[https://www.slocounty.ca.gov/departments/public-works/forms-documents/committees-programs/integrated-regional-water-management-\(irwm\)/irwm-plan/2019-irwm-plan/2019-irwm-plan](https://www.slocounty.ca.gov/departments/public-works/forms-documents/committees-programs/integrated-regional-water-management-(irwm)/irwm-plan/2019-irwm-plan/2019-irwm-plan)

The District was awarded \$600,000 through the Prop 1 Round 2 IRWM Grant to construct the top five most needed capital improvement projects from the WRRP (projects 1-4, 1-5, 1-7, 1-8, 1-10). The District went out to bid on February 12, 2025 and awarded the contract to the lowest responsible bidder JF Will Company on April 9, 2025. The project replaced several aged watermains, connections and valves west of Hwy 1 on Truman, Mendel, Utah, Strand and Railroad St. On Railroad Street where several water mains of various diameters come together, there is a cluster of valves that are no longer operable and must be replaced to safely shut down the system, minimize impacts to customers, and reconnect the newly installed infrastructure.

While staff were operating multiple valves for shutdowns, several valves broke and became inoperable, necessitating replacement. After meeting with operations staff, the contractor, and the construction manager, it has become clear additional work is required to build a temporary bypass, replace the cluster of inoperable valves on Railroad, and avoid shutting down water service for the entire west side of the District, including the South San Luis Obispo County Sanitation District (SSLOCSO). To avoid potential loss of water service for an extended period to hundreds of customers, and to minimize impacts to the operations of the wastewater treatment plant, the



Oceano Community Services District

Board of Directors Meeting

work may need to be performed at night. The State Water Board will need to be notified if system pressure is lost for the entire repair, but it is possible to create a temporary bypass to avoid a loss in water pressure and prevent backflow intrusion into the system.

Other Agency Involvement

The State Water Board will need to be involved if setting up a bypass is not possible to avoid loss of system pressure. The County of San Luis Obispo issues the blanket encroachment permit (EP) to the District and has also issued a separate EP to the contractor for this project since the work is being completed in County right-of-way.

Financial Considerations

The FY 2026-27 Budget Workshop includes \$265,000 dedicated to annual CIP projects. If necessary, a budget adjustment will be brought to your Board once the bids have been received.

Results

Pursuing grant revenues and project implementation supports a well-governed, and livable community.



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: May 13, 2026

To: Board of Directors

From: Carey Casciola, Business and Accounting Manager

Subject: **Agenda Item #8(B): Review of the District's Budget Status as of March 31, 2026**

Recommendation

It is recommended that the Board review and discuss the District's budget status as of March 31, 2026.

Discussion

The attached worksheets have been prepared for your review of the status of this year's budget, and they include the following:

- ✓ Current fiscal year adopted budget
- ✓ Current fiscal year actual revenues and expenditures as of March 31, 2026
- ✓ Current percentage of the adopted budget
- ✓ Estimated total on June 30, 2026

When reviewing the worksheets (Attachment "A"), items of significance can be identified and are listed by fund. The column showing the percentage of the FY 2025-26 budget utilized in the third quarter of the fiscal year helps illustrate the estimated revenues and costs at the end of the fiscal year.

Expenditures:

Several expenses are front-loaded and paid at the beginning of each fiscal year. The budget worksheets indicate that the District has spent more than 75% of the overall budget on these items. The worksheets also show that the year-end cost estimate is within budget.

The front-loaded expenses are as follows:

1. CalPERS Unfunded Accrued Liability (UAL) for the Public Employees' Pension Reform Act (Classic and PEPRA) Miscellaneous Plan members.
2. Permit, Fees & Licenses (SLO County Public Works Annual Encroachment Permit, Municode License, and the State Water Resource Control Board Permits)
3. Local Agency Formation Commission Expense (LAFCO)
4. Liability Insurance
5. Membership Expense (California Special District Association and Cal Rural Water Association)



Oceano Community Services District

Board of Directors Meeting

- 6. Boot Allowance Expense
- 7. Annual Software Maintenance
- 8. Lopez and State Water Supply

Other expenses appear to be running high in the Administrative, Water, Wastewater, and Solid Waste funds, and are expected to level out during the fiscal year, including the following:

Administrative Fund

- 1. Professional Services— The District website was upgraded to be AA-compliant, searchable, and translatable with Streamline DocAccess. The District staff also participated in a training course with Don Maruska to enhance team effectiveness.

Budget: \$38,750	Expensed @ 3/31: \$35,748 (92%)	Estimate - Year End: \$47,664	(Over)/Under: \$(8,914)
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- 2. Information Technology— The District was awarded a Rose Grant of \$2,390 to purchase and install a new server in the office to host the District’s documents and software. The new server was installed, and connections to all existing workstations were completed during the third quarter.

Budget: \$5,000	Expensed @ 3/31: \$8,703 (174%)	Estimate - Year End: \$11,604	(Over)/Under: \$(6,604)
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Water Fund

- 3. Maintenance: Structures/ Improvements—R Baker Pipeline and Utility Construction replaced a broken 6-inch valve on Paul Place, replaced two service lines with new meters on Wilmar, and installed an angle stop to a meter.

Budget: \$19,295	Expensed @ 3/31: \$39,007 (192%)	Estimate - Year End: \$45,875	(Over)/Under: \$(26,580)
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- 4. System Parts/ Operating Supplies— The motor at Well 8 was rebuilt after it failed. Staff replaced the motor with the backup while it was being repaired.

Budget: \$19,590	Expensed @ 3/31: \$31,301(160%)	Estimate - Year End: \$39,011	(Over)/Under: \$(19,421)
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Wastewater Fund

- 5. Rents & Leases/ Equipment—The District's jetter went down, and staff rented a Haaker Vector, similar to the one currently on order, so staff could complete the annual jetting requirements established by the Sewer System Management Plan.

Budget:	Expensed @ 3/31:	Estimate - Year End:	(Over)/Under:
\$3,120	\$8,827 (283%)	\$11,769	\$(8,649)

Solid Waste Fund

- 6. Trash Cans – The District installed two new trash cans through its [Adopt-A-Can Program](#). The Oceano Elementary School PTA sponsored a dual can on 19th St., and Girl Scout Troop 45313 sponsored a dual can on Pier Ave.

Budget:	Expensed @ 3/31:	Estimate – Year End:	(Over)/ Under
\$2,000	\$10,857 (543%)	\$10,857	\$(8,857)

Revenues:

Certain revenues appear to be higher than budgeted in the Facilities, Water, and Garbage Funds for the third quarter. These revenues arise from the timing of the March 31st review and the contracts the District holds with the County of SLO and South County Sanitary Services (SCSS):

- 1. Facilities Utility Reimbursement – The new Sheriff Substation lease requires the District to schedule, coordinate, and pay the first \$17,000 of maintenance at the Substation. The District then submits reimbursement requests to the County. The revenue is offset by the expenditures in the fund.
- 2. PEG Funding – The District was granted \$93,444 from the County of San Luis Obispo for the Public Education Government Funds for audio- visual improvements to the Board Chambers. The Board will consider a contract with a vendor at a later meeting.
- 3. Water Rate Revenue—Water revenues are tracking on budget after five of the six billing periods were recorded through the third quarter. The revenue comparisons between the targeted and actual revenue are attached from 2019 to January 2025.
- 4. Wastewater Rate Revenue – Wastewater revenue is tracking slightly under budget after five of the six billing periods were recorded through the third quarter.
- 5. Landfill Saving Payment – each year, SCSS issues the District a landfill savings payment to recognize the capital improvement savings at the landfill by entering into the Franchise Agreement.

Other Agency Involvement

The County of San Luis Obispo, SCSS, and CalPERS.



Other Financial Considerations

Last year, the District initiated proceedings through LAFCO to divest fire and emergency services and transfer responsibility to the County. LAFCO approved the District's divestiture on January 14, 2025, and the termination of the District's CalPERS agreement for the Safety Plan related to the former Oceano Fire Department was approved at the January 14, 2026, meeting. Based on the CalPERS termination report and the approved budget adjustment, the cost was estimated at \$189,270; once closed out in April 2026, the total cost was \$180,711.

In the Enterprise Funds, the District held a Prop 218 hearing for Wastewater and Water rate studies completed in 2025. It established a new five-year rate schedule to adequately fund capital Improvement projects, labor, and construction cost escalations. In the Solid Waste Fund, the District will collect franchisee fees of 10% instead of 5% from SCSS, per Resolution 2024-15, to help the fund's balance and reserves match ongoing expenses. The District and neighboring agencies engaged an independent company, R3 Consultant Group, Inc., to review and confirm that SCSS correctly applied the calculations permitted under the new Rate Setting Manual. On January 1, 2026, the solid waste rates increased by 5.13%.

Results

Establishing good budget monitoring procedures helps ensure that the District's costs are managed in a financially prudent manner and promotes community engagement with the current FY 2025-26 budget.

Attachments: Attachment #1 - Budget Worksheets
Attachment #2 – Water Revenues
Attachment #3- FY 2025-26 Budget Adjustments

FY 2025-2026 OCSD q3 BUDGET Review



BUDGET SUMMARY





GENERAL FUND





**OCEANO COMMUNITY SERVICES DISTRICT
GENERAL FUND
SUMMARY**

ACCOUNT NO.	GENERAL FUND (GF)	2025/26 FINAL BUDGET	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS				
SOURCES OF FUNDS								
Fire		\$0	\$0	\$0	\$0	\$0	0%	\$0
Lighting		\$0	\$0	\$0	\$0	\$0	0%	\$0
Parks & Recreation		\$0	\$0	\$0	\$0	\$0	0%	\$0
Facilities		\$14,200	\$14,200	\$0	\$14,200	\$116,092	818%	\$122,444
Admin		\$1,584,921	\$1,584,921	\$0	\$1,584,921	\$1,368,868	86%	\$1,502,627
Total Sources of Funds		\$1,599,121	\$1,599,121	\$0	\$1,599,121	\$1,484,959	93%	\$1,625,071
USES OF FUNDS								
Fire		\$0	\$0	\$189,270	\$189,270	\$0	0%	\$180,711
Lighting		\$56,838	\$56,838	\$0	\$56,838	\$37,667	66%	\$49,802
Parks & Recreation		\$16,489	\$16,489	\$0	\$16,489	\$10,047	61%	\$12,665
Facilities		\$31,321	\$31,321	\$0	\$31,321	\$38,028	121%	\$137,951
Admin		\$1,521,403	\$1,521,403	\$0	\$1,521,403	\$1,107,330	73%	\$1,431,020
Total Expenditures		\$1,626,051	\$1,626,051	\$189,270	\$1,815,321	\$1,193,072	66%	\$1,812,149
OPERATING SURPLUS/(DEFICIT)								
Fire		\$0	\$0	(\$189,270)	(\$189,270)	\$0		(\$180,711)
Lighting		(\$56,838)	(\$56,838)	\$0	(\$56,838)	(\$37,667)		(\$49,802)
Parks & Recreation		(\$16,489)	(\$16,489)	\$0	(\$16,489)	(\$10,047)		(\$12,665)
Facilities		(\$17,121)	(\$17,121)	\$0	(\$17,121)	\$78,063		(\$15,507)
Admin		\$63,518	\$63,518	\$0	\$63,518	\$261,538		\$71,608
OPERATING SURPLUS/(DEFICIT)		(\$26,930)	(\$26,929)	(\$189,270)	(\$216,200)	\$291,887		(\$187,077)
TRANSFERS & ENCUMBRANCES								
Transfers In		39,000	39,000		39,000	0		39,000
(Transfers Out)		0	0		0	0		0
Encumbrances - Sources of Funding		0	0		0	0		0
Encumbrances - (Designated Funds)		(3,846)	(3,846)		(3,846)	(544)		(3,846)
NET TRANSFERS & ENCUMBRANCES		\$35,154	\$35,154	\$0	\$35,154	(\$544)		\$35,154



ADMINISTRATIVE BUDGET





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
ADMINISTRATIVE DEPARTMENT - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) ADMINISTRATIVE DEPARTMENT - 01	2025/26 FINAL BUDGET	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE	
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
	Revenues	\$63,518	\$63,518	\$0	\$63,518	\$261,538	412%	\$71,608	\$3,818
	Other Sources of Funds	\$1,521,403	\$1,521,403	\$0	\$1,521,403	\$1,107,330	73%	\$1,431,020	\$90,383
	Total Sources of Funds	\$1,584,921	\$1,584,921	\$0	\$1,584,921	\$1,368,868	86%	\$1,502,627	\$94,201
USES OF FUNDS									
PERSONNEL SERVICES									
	Salaries & Wages	\$515,500	\$515,500	\$0	\$515,500	\$390,915	76%	\$503,117	\$12,383
	Benefits	\$219,800	\$219,800	\$0	\$219,800	\$171,170	78%	\$215,598	\$4,202
	Personnel Services	\$735,300	\$735,300	\$0	\$735,300	\$562,084	76%	\$718,715	\$16,585
	Services & Supplies	\$484,853	\$484,853	\$0	\$484,853	\$339,446	70%	\$444,616	\$40,237
	Operating Crew Benefits Allocation	\$301,250	\$301,250	\$0	\$301,250	\$205,800	68%	\$267,688	\$33,562
	Administrative Cost	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Expenditures	\$1,521,403	\$1,521,403	\$0	\$1,521,403	\$1,107,330	73%	\$1,431,020	\$90,383
	OPERATING SURPLUS/(DEFICIT)	\$63,518	\$63,518	\$0	\$63,518	\$261,538		\$71,608	\$3,818
TRANSFERS & ENCUMBRANCES									
	Transfers In - From Facilities Fund	0	0	0	0	0		0	0
	(Transfers Out) - Fire, Lighting, Parks & Rec (Property Taxes)	(73,327)	(73,327)	(189,270)	(262,597)	(48,258)		(66,291)	(15,573)
	Encumbrances - Sources of Funding	0	0	0	0	0		0	0
	Encumbrances - (Designated Funds)	(3,846)	(3,846)	0	(3,846)	0		(3,846)	0
	NET TRANSFERS & ENCUMBRANCES	(\$77,173)	(\$77,173)	(\$189,270)	(\$266,443)	(\$48,258)		(\$70,137)	(\$15,573)



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
ADMINISTRATIVE DEPARTMENT - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) ADMINISTRATIVE DEPARTMENT - 01	FINAL BUDGET 2025/26	ADOPTED BUDGET 2025/26	APPROVED ADJUSTMENTS	2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
SOURCES OF FUNDS									
REVENUES									
01-4-3100-000	Property Taxes: Current Year - Secured	56,135	56,135		56,135	200,311	357%	56,135	0
01-4-3101-000	Property Taxes: Current Year - Unsecured	0	0		0	47,406		0	0
01-4-3102-000	Property Taxes: Prior Year - Secured	0	0		0	(168)		0	0
01-4-3103-000	Property Taxes: Prior Year - Unsecured	0	0		0	35		0	0
01-4-3105-000	Penalties & Interest	0	0		0	326		0	0
01-4-3106-000	Delinq Garbage Charges	0	0		0	1,079		1,079	1,079
01-4-3106-000	Delinq Water/ Wastewater Charges	0	0		0	941		941	941
01-4-3120-000	Homeowners' Prop Tax Relief	0	0		0	116		0	0
01-4-3121-000	SB 1090	0	0		0	271		0	0
01-4-3213-100	Will Serve Letter Fee	0	0		0	1,320		1,320	(1,320)
01-4-3230-100	Misc Income	0	0		0	816		816	(816)
01-4-3300-000	Interest Income	7,383	7,383		7,383	6,695	91%	8,927	1,544
01-4-3900-012	Grant Revenue - Rose Grant	0	0		0	2,390		2,390	2,390
Total Revenues		\$63,518	\$63,518	\$0	\$63,518	\$261,538	412%	\$71,608	\$3,818
OTHER SOURCES OF FUNDS									
01-54100-376	Allocated Administrative Overhead	1,220,153	1,220,153		1,220,153	901,530	74%	1,163,331	56,822
01-54100-376	Allocated Operating Crew Overhead	301,250	301,250		301,250	205,800	68%	267,688	33,562
Total Other Sources of Funds		\$1,521,403	\$1,521,403	\$0	\$1,521,403	\$1,107,330	73%	\$1,431,020	\$90,383
Total Sources of Funds		\$1,584,921	\$1,584,921	\$0	\$1,584,921	\$1,368,868	86%	\$1,502,627	\$94,201
USES OF FUNDS									
PERSONNEL SERVICES									
SALARIES & WAGES									
01-5-4100-010	Salary & Wages	507,000	507,000		507,000	390,915	77%	503,117	3,883
01-5-4100-020	Overtime	8,500	8,500		8,500	0	0%	0	8,500
Total Salaries & Wages		\$515,500	\$515,500	\$0	\$515,500	\$390,915	76%	\$503,117	\$12,383
BENEFITS									
01-5-4100-061	PERS Contribution	68,000	68,000		68,000	54,874	81%	71,336	(3,336)
01-5-4100-062	PERS UAL Payment	31,460	31,460		31,460	31,460	100%	31,460	0
01-5-4100-070	SUI	2,285	2,285		2,285	1,057	46%	1,409	876
01-5-4100-071	Medicare	8,295	8,295		8,295	7,082	85%	9,206	(911)
01-5-4100-072	FICA	2,870	2,870		2,870	2,307	80%	2,999	(129)
01-5-4100-075	Compensation Insurance	5,790	5,790		5,790	3,857	67%	5,142	648
01-5-4100-090	Insurance	99,600	99,600		99,600	69,409	70%	92,545	7,055
01-5-4100-097	Cell Phone Allowance	1,500	1,500		1,500	1,125	75%	1,500	0
Total Benefits		\$219,800	\$219,800	\$0	\$219,800	\$171,170	78%	\$215,598	\$4,202
Total Personnel Services		\$735,300	\$735,300	\$0	\$735,300	\$562,084	76%	\$718,715	\$16,585
SERVICES & SUPPLIES									
01-5-4100-110	Communications	11,800	11,800		11,800	7,766	66%	10,354	1,446
01-5-4100-150	Insurance	48,000	48,000		48,000	50,481	105%	50,481	(2,481)
01-5-4100-170	Maintenance: Equipment	3,962	3,962		3,962	0	0%	0	3,962
01-5-4100-173	Maint: Structures/ Improvements	14,050	14,050		14,050	3,655	26%	4,873	9,177
01-5-4100-180	Memberships	9,900	9,900		9,900	9,891	100%	9,891	9
01-5-4100-193	Bank Fees	6,450	6,450		6,450	4,200	65%	5,599	851
01-5-4100-200	Office Expense	8,530	8,530		8,530	10,564	124%	12,125	(3,595)
01-5-4100-202	Office Lease	119,051	119,051		119,051	87,433	73%	119,051	0
01-5-4100-205	Outside UB Mail Service	1,000	1,000		1,000	0	0%	0	1,000
01-5-4100-210	Postage	2,680	2,680		2,680	105	4%	140	2,540
01-5-4100-218	Audit	28,080	28,080		28,080	5,000	18%	28,080	0
01-5-4100-220	Professional Services	38,750	38,750		38,750	35,748	92%	47,664	(8,914)
01-5-4100-221	Information Technology	5,000	5,000		5,000	8,703	174%	11,604	(6,604)
01-5-4100-223	Legal Services	88,400	88,400		88,400	52,382	59%	69,843	18,557
01-5-4100-225	Board Stipends	9,400	9,400		9,400	3,700	39%	4,933	4,467
01-5-4100-226	Annual Software Maintenance	27,820	27,820		27,820	23,679	85%	27,820	0
01-5-4100-230	Required Legal Notice	1,250	1,250		1,250	0	0%	0	1,250
01-5-4100-235	Books/ Journals/ Subscriptions/ Software	5,200	5,200		5,200	2,988	57%	3,984	1,216
01-5-4100-247	LAFCO Annual Charge	14,050	14,050		14,050	15,803	112%	15,803	(1,753)
01-5-4100-248	Permits, Fees, Licenses	6,760	6,760		6,760	5,541	82%	7,388	(628)
01-5-4100-280	Private Vehicle/ Mileage Expense	1,100	1,100		1,100	1,699	154%	2,265	(1,165)
01-5-4100-283	Job Advertising Expense	1,250	1,250		1,250	1,015	81%	1,015	235
01-5-4100-285	Classes/ Seminars/ Training Fee	15,050	15,050		15,050	781	5%	1,041	14,009
01-5-4100-286	Board Member Travel	2,290	2,290		2,290	0	0%	0	2,290
01-5-4100-290	Utilities	13,520	13,520		13,520	7,044	52%	9,392	4,128
01-5-4100-297	Pass-thru: Delinquent Garbage/ Tax Roll	1,510	1,510		1,510	1,269	84%	1,269	241
Total Services & Supplies		\$484,853	\$484,853	\$0	\$484,853	\$339,446	70%	\$444,616	\$40,237
Operating Crew Benefits & Direct Labor Cost Allocations									
01-5-4100-600	Leave time	76,050	76,050		76,050	84,312	111%	105,004	(28,954)
01-5-4100-605	Salaries & Wages (Admin)	3,000	3,000		3,000	6,113	204%	8,151	(5,151)
01-5-4100-601	PERS Contribution	48,000	48,000		48,000	24,797	52%	33,062	14,938
01-5-4100-602	Medicare	7,050	7,050		7,050	3,410	48%	4,547	2,503
01-5-4100-606	P/R Fed & State Taxes	4,680	4,680		4,680	2,569	55%	3,425	1,255
01-5-4100-607	SUI	2,170	2,170		2,170	0	0%	0	2,170
01-5-4100-603	Insurance	128,400	128,400		128,400	63,620	50%	84,827	43,573
01-5-4100-080	Boot Allowance	1,500	1,500		1,500	600	40%	1,500	0
01-5-4100-100	Clothing	8,500	8,500		8,500	6,219	73%	8,292	208
01-5-4100-604	Standby	21,900	21,900		21,900	14,160	65%	18,880	3,020
Total Operating Crew Benefits		\$301,250	\$301,250	\$0	\$301,250	\$205,800	68%	\$267,688	\$33,562
Total Expenditures		\$1,521,403	\$1,521,403	\$0	\$1,521,403	\$1,107,330	73%	\$1,431,020	\$90,383
OPERATING SURPLUS/(DEFICIT)		\$63,518	\$63,518	\$0	\$63,518	\$261,538		\$71,608	\$3,818
TRANSFERS & ENCUMBRANCES									
TRANSFERS IN									
Transfers In									
(Transfers Out) - Lighting, Parks & Rec (Property Taxes) Fire CalPERS Safety Plan		(73,327)	(73,327)	(189,270)	(262,597)	(48,258)		(247,024)	(15,573)
Encumbrances - Sources of Funding		0	0		0	0		0	0
Encumbrances - (Designated Funds)		(3,846)	(3,846)		(3,846)	0		(3,846)	0
NET TRANSFERS & ENCUMBRANCES		(\$77,173)	(\$77,173)	(\$189,270)	(\$266,443)	(\$48,258)		(\$250,870)	(\$15,573)




FIRE BUDGET





OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 FIRE DEPARTMENT - GENERAL FUND - 01

ACCOUNT NO.	GENERAL FUND (GF) FIRE DEPARTMENT - 01	FINAL BUDGET FY 2025/26	2025/26		2025/26 APPROVED BUDGET	ACTUAL AT 3/31/2026	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS				
SOURCES OF FUNDS								
	Revenues	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Total Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0
USES OF FUNDS								
PERSONNEL SERVICES								
	Salaries & Wages	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Benefits	\$0	\$0	\$189,270	\$189,270	\$0	0%	\$180,711
	Personnel Services	\$0	\$0	\$189,270	\$189,270	\$0	0%	\$180,711
	Services & Supplies	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Capital Overlay	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Administrative Cost Allocation	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Total Expenditures	\$0	\$0	\$189,270	\$189,270	\$0	0%	\$180,711
	OPERATING SURPLUS/(DEFICIT)	\$0	\$0	(\$189,270)	(\$189,270)	\$0	0%	(\$180,711)

 OCEANO COMMUNITY SERVICES DISTRICT FUND LEVEL ANALYSIS FIRE DEPARTMENT - GENERAL FUND - 01								
ACCOUNT NO.	GENERAL FUND (GF) FIRE DEPARTMENT - 01	FINAL BUDGET FY 2025/26	2025/26 ADOPTED BUDGET	2025/26 APPROVED ADJUSTMENTS	2025/26 APPROVED BUDGET	ACTUAL AT 3/31/2026 75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
SOURCES OF FUNDS								
REVENUES								
		0			0		0	0
	Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER SOURCES OF FUNDS								
	Total Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
USES OF FUNDS								
PERSONNEL SERVICES								
SALARIES & WAGES								
	Total Salaries & Wages	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BENEFITS								
01-5-4200-062	Budget Adjustment Approved January 14, 2026 - CalPERs Safety Plan	0	0	189,270	189,270	0	180,711	8,559
	Total Benefits	\$0	\$0	\$189,270	\$189,270	\$0	\$180,711	\$8,559
	Total Personnel Services	\$0	\$0	\$189,270	\$189,270	\$0	\$180,711	\$8,559
SERVICES & SUPPLIES								
	Total Services & Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OVERLAY								
	Total Capital Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATIVE COST ALLOCATION								
	Total Administrative Cost Allocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Expenditures	\$0	\$0	\$189,270	\$189,270	\$0	\$180,711	\$8,559
OPERATING SURPLUS/(DEFICIT)		\$0	\$0	(\$189,270)	(\$189,270)	\$0	(\$180,711)	\$8,559
TRANSFERS & ENCUMBRANCES								
	Transfers In - General Fund Reserves - CalPERs Safety Plan	0	0	189,270	189,270	0	180,711	(8,559)
	(Transfers Out)	0			0		0	0
	Encumbrances - Sources of Funding	0			0		0	0
	Encumbrances - (Designated Funds)	0			0		0	0
	NET TRANSFERS & ENCUMBRANCES	\$893,971	\$0	\$189,270	\$189,270	\$0	\$180,711	(\$8,559)



LIGHTING BUDGET



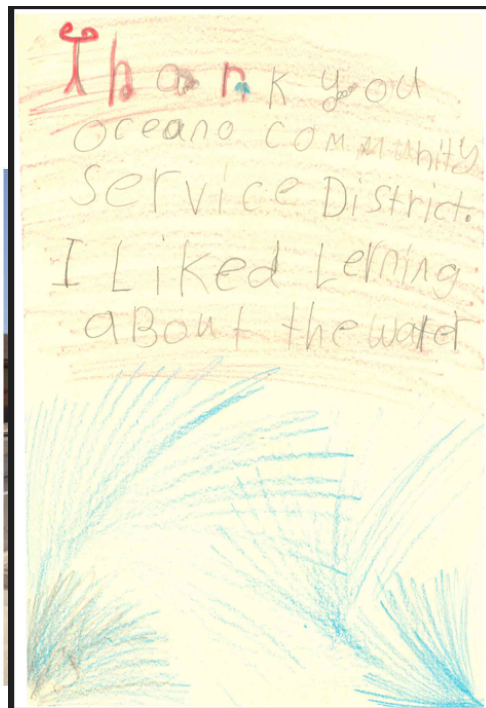


OCEANO COMMUNITY SERVICES DISTRICT FUND LEVEL ANALYSIS LIGHTING - GENERAL FUND - 01								
ACCOUNT NO.	GENERAL FUND (GF) LIGHTING - 01	2025/26	2025/26		2025/26	ACTUAL AT 3/31/2026	ESTIMATED FY 2025/26	2025/26
		ADOPTED BUDGET	ADOPTED BUDGET	APPROVED ADJUSTMENTS	CURRENT BUDGET			EST. BUDGET VARIANCE
SOURCES OF FUNDS								
	Revenues	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Total Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0
USES OF FUNDS								
PERSONNEL SERVICES								
	Salaries & Wages	\$2,050	\$2,050	\$0	\$2,050	\$142	7%	\$189
	Benefits	\$1,506	\$1,506	\$0	\$1,506	\$1,029	68%	\$1,338
	Personnel Services	\$3,556	\$3,556	\$0	\$3,556	\$1,171	33%	\$1,527
	Services & Supplies	\$41,080	\$41,080	\$0	\$41,080	\$27,481	67%	\$36,641
	Capital Outlay	\$0	\$0	\$0	\$0	\$0	0%	\$0
	Administrative Cost	\$12,202	\$12,202	\$0	\$12,202	\$9,015	74%	\$11,633
	Total Expenditures	\$56,838	\$56,838	\$0	\$56,838	\$37,667	66%	\$49,802
OPERATING SURPLUS/(DEFICIT)		(\$56,838)	(\$56,838)	\$0	(\$56,838)	(\$37,667)		(\$49,802)
TRANSFERS & ENCUMBRANCES								
	Transfers In - From General Fund	56,838	56,838	0	56,838	37,667		49,802
	(Transfers Out)	0	0	0	0	0		0
	Encumbrances - Sources of Funding	0	0	0	0	0		0
	Encumbrances - (Designated Funds)	0	0	0	0	0		0
	NET TRANSFERS & ENCUMBRANCES	\$56,838	\$56,838	\$0	\$56,838	\$37,667		\$49,802
								(\$7,036)



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
LIGHTING - GENERAL FUND - FUND 01**

ACCOUNT NO.	GENERAL FUND (GF) LIGHTING - 01	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
REVENUES									
Total Revenues		\$0	\$0	\$0	\$0	\$0		\$0	\$0
OTHER SOURCES OF FUNDS									
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
USES OF FUNDS									
PERSONNEL SERVICES									
SALARIES & WAGES									
01-5-4195-010	Salaries & Wages	2,050	2,050		2,050	142	7%	189	1,861
Total Salaries & Wages		\$2,050	\$2,050	\$0	\$2,050	\$142	7%	\$189	\$1,861
BENEFITS									
Operating Crew Benefits Allocation		1,506	1,506	0	1,506	1,029	68%	1,338	168
Total Benefits		\$1,506	\$1,506	\$0	\$1,506	\$1,029	68%	\$1,338	\$168
Total Personnel Services		\$3,556	\$3,556	\$0	\$3,556	\$1,171	33%	\$1,527	\$2,029
SERVICES & SUPPLIES									
01-5-4195-175	Operating Supplies	2,600	2,600		2,600	885	34%	1,180	1,420
01-5-4195-295	Street Lighting	38,480	38,480		38,480	26,596	69%	35,461	3,019
Total Services & Supplies		\$41,080	\$41,080	\$0	\$41,080	\$27,481	67%	\$36,641	\$4,439
CAPITAL OUTLAY									
Total Capital Outlay		\$0	\$0	\$0	\$0	\$0		\$0	\$0
ADMINISTRATIVE COST ALLOCATION									
01-5-4195-376	Administrative Cost Allocation	12,202	12,202		12,202	9,015	74%	11,633	568
Total Administrative Cost Allocation		\$12,202	\$12,202	\$0	\$12,202	\$9,015	74%	\$11,633	\$568
Total Expenditures		\$56,838	\$56,838	\$0	\$56,838	\$37,667	66%	\$49,802	\$7,036
OPERATING SURPLUS/(DEFICIT)		(\$56,838)	(\$56,838)	\$0	(\$56,838)	(\$37,667)		(\$49,802)	\$7,036
TRANSFERS & ENCUMBRANCES									
Transfers In - Property Taxes		56,838	56,838		56,838	37,667		49,802	(7,036)
(Transfers Out)		0	0		0	0		0	0
Encumbrances - Sources of Funding		0	0		0	0		0	0
Encumbrances - (Designated)		0	0		0	0		0	0
NET TRANSFERS & ENCUMBRANCES		\$56,838	\$56,838	\$0	\$56,838	\$37,667		\$49,802	(\$7,036)



PARKS & RECREATION BUDGET





OCEANO COMMUNITY SERVICES DISTRICT FUND LEVEL ANALYSIS PARKS & RECREATION - GENERAL FUND - 01									
ACCOUNT NO.	GENERAL FUND (GF) PARKS AND RECREATION DEPARTMENT - 01	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
	Revenues	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
USES OF FUNDS									
	Salaries & Wages	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Benefits	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Personnel Services	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Services & Supplies	\$4,287	\$4,287	\$0	\$4,287	\$1,032	24%	\$1,032	\$3,255
	Capital Overlay	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Administrative Cost Allocation	\$12,202	\$12,202	\$0	\$12,202	\$9,015	74%	\$11,633	\$569
	Total Expenditures	\$16,489	\$16,489	\$0	\$16,489	\$10,047	61%	\$12,665	\$3,824
	OPERATING SURPLUS/(DEFICIT)	(\$16,489)	(\$16,489)	\$0	(\$16,489)	(\$10,047)		(\$12,665)	\$3,824
	TRANSFERS & ENCUMBRANCES								
	Transfers In - Property Taxes	20,335	20,335	0	20,335	10,591		20,335	(3,824)
	(Transfers Out)	0	0	0	0	0		0	0
	Encumbrances - Sources of Funding	0	0	0	0	0		0	0
	Encumbrances - (Designated Funds)	(3,846)	(3,846)	0	(3,846)	(544)		(3,846)	0
	NET TRANSFERS & ENCUMBRANCES	\$16,489	\$16,489	\$0	\$16,489	\$10,047		\$16,489	(\$3,824)



OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 PARKS & RECREATION - GENERAL FUND - FUND 01

ACCOUNT NO.	GENERAL FUND (GF) PARKS & RECREATION - 01	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/2026 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
REVENUES									
Total Revenues		\$0	\$0	\$0	\$0	\$0		\$0	\$0
OTHER SOURCES OF FUNDS									
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
USES OF FUNDS									
PERSONNEL SERVICES									
SALARIES & WAGES									
01-5-4850-010	Salaries & Wages	0	0	0	0	0		0	0
Total Salaries & Wages		\$0	\$0	\$0	\$0	\$0		\$0	\$0
BENEFITS									
01-5-4850-377	Operating Crew Benefits Allocation	0	0	0	0	0		0	0
Total Benefits		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Personnel Services		\$0	\$0	\$0	\$0	\$0		\$0	\$0
SERVICES & SUPPLIES									
Oceano Parks & Recreation		4,287	4,287	4,287	4,287	1,032	24%	1,032	3,255
Total Services & Supplies		\$4,287	\$4,287	\$0	\$4,287	\$1,032	24%	\$1,032	\$3,255
CAPITAL OUTLAY									
Total Capital Outlay		\$0	\$0	\$0	\$0	\$0		\$0	\$0
ADMINISTRATIVE COST ALLOCATION									
01-5-4850-376	Administrative Cost Allocation	12,202	12,202		12,202	9,015	74%	11,633	569
Total Administrative Cost Allocation		\$12,202	\$12,202	\$0	\$12,202	\$9,015	74%	\$11,633	\$569
Total Expenditures		\$16,489	\$16,489	\$0	\$16,489	\$10,047	61%	\$12,665	\$3,824
OPERATING SURPLUS/(DEFICIT)		(\$16,489)	(\$16,489)	\$0	(\$16,489)	(\$10,047)		(\$12,665)	\$3,824
TRANSFERS & ENCUMBRANCES									
Transfers In - Property Taxes		20,335	20,335		20,335	10,591		16,511	(3,824)
(Transfers Out)		0	0		0	0		0	0
Encumbrances - Sources of Funding		0	0		0	0		0	0
Encumbrances - (Designated)		(3,846)	(3,846)		(3,846)	(544)		(3,846)	0
NET TRANSFERS & ENCUMBRANCES		\$16,489	\$16,489	\$0	\$16,489	\$10,047		\$12,665	(\$3,824)



FACILITIES FUND





OCEANO COMMUNITY SERVICES DISTRICT									
FUND LEVEL ANALYSIS									
FACILITIES - FUND 10									
ACCOUNT NO.	GENERAL FUND (GF) FACILITIES - 10	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026		ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
	Revenues	\$14,200	\$14,200	\$0	\$14,200	\$116,092	818%	\$122,444	\$108,244
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Sources of Funds	\$14,200	\$14,200	\$0	\$14,200	\$116,092	818%	\$122,444	\$108,244
USES OF FUNDS									
	Salaries & Wages	\$4,500	\$4,500	\$0	\$4,500	\$1,840	41%	\$2,453	\$2,047
	Benefits	\$4,519	\$4,519	\$0	\$4,519	\$3,087	68%	\$4,015	\$504
	Personnel Services	\$9,019	\$9,019	\$0	\$9,019	\$4,927	55%	\$6,468	\$2,551
	Services & Supplies	\$4,000	\$4,000	\$0	\$4,000	\$19,578	489%	\$20,588	(\$16,588)
	Capital Outlay	\$0	\$0	\$0	\$0	\$0	0%	\$93,444	(\$93,444)
	Administrative Cost	\$18,302	\$18,302	\$0	\$18,302	\$13,523	74%	\$17,450	\$852
	Total Expenditures	\$31,321	\$31,321	\$0	\$31,321	\$38,028	121%	\$137,951	(\$106,630)
	OPERATING SURPLUS/(DEFICIT)	(\$17,121)	(\$17,121)	\$0	(\$17,121)	\$78,063		(\$15,507)	\$1,614
TRANSFERS & ENCUMBRANCES									
	Transfers In - From Water Fund	39,000	39,000	0	39,000	0		39,000	0
	(Transfers Out)	0	0	0	0	0		0	0
	Encumbrances - Sources of Funding	0	0	0	0	0		0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0		0	0
	NET TRANSFERS & ENCUMBRANCES	\$39,000	\$39,000	\$0	\$39,000	\$0		\$39,000	\$0



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
FACILITIES - FUND 10**

ACCOUNT NO.	GENERAL FUND (GF) FACILITIES - 10	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
REVENUES									
10-4-3257-000	Utility Reimbursement	2,200	2,200		2,200	13,647	620%	17,000	14,800
10-4-3258-000	Old Fire Station Rent	12,000	12,000		12,000	9,000	75%	12,000	0
10-4-3261-000	Grant Revenues - PEG Funding	0	0		0	93,444		93,444	93,444
Total Revenues		\$14,200	\$14,200	\$0	\$14,200	\$116,092	818%	\$122,444	\$108,244
OTHER SOURCES OF FUNDS									
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Sources of Funds		\$14,200	\$14,200	\$0	\$14,200	\$116,092	818%	\$122,444	\$108,244
USES OF FUNDS									
SALARIES & WAGES									
10-5-4300-010	Salary & Wages	4,500	4,500		4,500	1,840	41%	2,453	2,047
Total Salaries & Wages		\$4,500	\$4,500	\$0	\$4,500	\$1,840	41%	\$2,453	\$2,047
BENEFITS									
	Operating Crew Overhead	4,519	4,519		4,519	3,087	68%	4,015	504
Total Benefits		\$4,519	\$4,519	\$0	\$4,519	\$3,087	68%	\$4,015	\$504
Total Personnel Services		\$9,019	\$9,019	\$0	\$9,019	\$4,927	55%	\$6,468	\$2,551
SERVICES & SUPPLIES									
10-5-4300-163	Maint: Structure/ Improvements	3,000	3,000		3,000	16,887	563%	17,000	(14,000)
10-5-4300-173	So: Maint. Structures/ Improvements	1,000	1,000		1,000	2,691	269%	3,588	(2,588)
Total Services & Supplies		\$4,000	\$4,000	\$0	\$4,000	\$19,578	489%	\$20,588	(\$16,588)
CAPITAL OUTLAY									
10-5-4300-320	Fixed Assets - Boardroom Improvements (PEG Funding)	0	0		0	0		93,444	(93,444)
Total Capital Outlay		-	-	\$0	\$0	\$0		\$93,444	(\$93,444)
ADMINISTRATIVE COST ALLOCATION									
10-5-4300-376	Admin Allocation	18,302	18,302		18,302	13,523	74%	17,450	852
Total Administrative Cost Allocation		\$18,302	\$18,302	\$0	\$18,302	\$13,523	74%	\$17,450	\$852
Total Expenditures		\$31,321	\$31,321	\$0	\$31,321	\$38,028	121%	\$137,951	(\$106,630)
OPERATING SURPLUS/(DEFICIT)		(\$17,121)	(\$17,121)	\$0	(\$17,121)	\$78,063		(\$15,507)	\$1,614
TRANSFERS & ENCUMBRANCES									
	Transfers In - From Water Fund	39,000	39,000		39,000	0		39,000	0
	(Transfers Out)	0	0		0	0		0	0
	Encumbrances - Sources of Funding	0	0		0	0		0	0
	Encumbrances - (Designated Funds)	0	0		0	0		0	0
NET TRANSFERS & ENCUMBRANCES		\$39,000	\$39,000	\$0	\$39,000	\$0		\$39,000	\$0



OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 ENTERPRISE FUNDS

ACCOUNT NO.	ENTERPRISE FUNDS	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	ESTIMATED ACTUAL	2025/26 EST. BUDGET VARIANCE	
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
	Water Rate Revenue	\$3,819,985	\$3,819,985	\$0	\$3,819,985	\$3,108,043	81%	\$3,822,028	\$2,043
	Wastewater Rate Revenue	\$871,354	\$871,354	\$0	\$871,354	\$650,976	75%	\$789,378	(\$81,976)
	Solid Waste Franchisee Fee Revenue	\$129,819	\$129,819	\$0	\$129,819	\$145,673	112%	\$190,276	\$66,700
	Equipment (Funded by the three Enterprise Funds)	\$27,944	\$27,944	\$0	\$27,944	\$11,112	40%	\$13,474	(\$14,470)
	Total Sources of Funds	\$4,849,102	\$4,849,102	\$0	\$4,849,102	\$3,915,804	81%	\$4,815,156	(\$27,703)
USES OF FUNDS									
	Water	\$3,715,978	\$3,715,978	\$46,314	\$3,762,292	\$2,748,933	73%	\$3,612,381	\$149,911
	Wastewater	\$801,724	\$801,724	\$0	\$801,724	\$446,522	56%	\$677,073	\$124,651
	Solid Waste	\$136,996	\$136,996	\$0	\$136,996	\$99,276	812%	\$123,196	\$13,800
	Equipment	\$23,920	\$23,920	\$0	\$23,920	\$7,087	0%	\$9,449	\$14,471
	Total Expenditures	\$4,678,618	\$4,678,618	\$46,314	\$4,724,932	\$3,301,818	81%	\$4,422,100	\$302,832
OPERATING SURPLUS/(DEFICIT)									
	Water	\$104,007	\$104,007	(\$46,314)	\$57,693	\$359,111		\$209,646	(\$147,868)
	Wastewater	\$69,630	\$69,630	\$0	\$69,630	\$204,454		\$112,304	(\$206,627)
	Solid Waste	(\$7,177)	(\$7,177)	\$0	(\$7,177)	\$46,397		\$67,080	\$52,900
	Equipment	\$4,024	\$4,024	\$0	\$4,024	\$4,025		\$4,025	(\$28,940)
	OPERATING SURPLUS/(DEFICIT)	\$170,484	\$170,484	(\$46,314)	\$124,170	\$613,986		\$393,056	(\$330,535)
TRANSFERS & ENCUMBRANCES									
	Transfers In	0	0	0	0	0		0	0
	(Transfers Out)	(66,944)	(66,944)	0	(66,944)	(50,112)		(66,944)	0
	Encumbrances - Sources of Funding	600,000	600,000	0	600,000	11,496		600,000	0
	Encumbrances - (Designated Funds)	(1,072,409)	(1,072,409)	0	(1,072,409)	(777,527)		(1,072,409)	0
	NET TRANSFERS & ENCUMBRANCES	(\$539,353)	(\$539,353)	\$0	(\$539,353)	(\$816,143)		(\$539,353)	\$0



WATER FUND





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WATER FUND - 02**

ACCOUNT NO.	WATER FUND WATER DEPARTMENT - 02	FINAL BUDGET FY 2025/26	ADOPTED BUDGET	2025/26 APPROVED ADJUSTMENTS	2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE	
SOURCES OF FUNDS									
	Revenues (Water Rate Revenue)	\$3,819,985	\$3,819,985	\$0	\$3,819,985	\$3,108,043	81%	\$3,822,028	\$2,043
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Sources of Funds	\$3,819,985	\$3,819,985	\$0	\$3,819,985	\$3,108,043	81%	\$3,822,028	\$2,043
USES OF FUNDS									
	Salaries & Wages	\$305,250	\$305,250	\$0	\$305,250	\$160,457	53%	\$213,942	\$91,308
	Benefits	\$200,700	\$200,700	\$0	\$200,700	\$137,111	68%	\$178,519	\$22,181
	Personnel Services	\$505,950	\$505,950	\$0	\$505,950	\$297,568	59%	\$392,461	\$113,489
	Services & Supplies	\$2,193,890	\$2,193,890	\$0	\$2,193,890	\$1,856,237	85%	\$2,187,704	\$6,186
	Capital Outlay	\$230,046	230,046	\$46,314	\$276,360	\$38,857	14%	\$280,217	(\$3,857)
	Debt Service	\$54,000	54,000	\$0	\$54,000	\$15,353	28%	\$54,000	\$0
	Administrative Cost	\$732,092	\$732,092	\$0	\$732,092	\$540,918	74%	\$697,999	\$34,093
	Total Expenditures	\$3,715,978	\$3,715,978	\$46,314	\$3,762,292	\$2,748,933	73%	\$3,612,381	\$149,911
	OPERATING SURPLUS/(DEFICIT)	\$104,007	\$104,007	(\$46,314)	\$57,693	\$359,111		\$209,646	\$151,953
	TRANSFERS & ENCUMBRANCES								
	Transfers In - From General & Solid Waste Funds	0	0	0	0	0		0	0
	(Transfers Out) - To General, Solid Waste, Equipment	(54,894)	(54,894)	0	(54,894)	(45,320)		(54,894)	0
	Encumbrances - Sources of Funding	600,000	600,000	0	600,000	11,496		600,000	0
	Encumbrances - (Designated Funds)	(893,715)	(893,715)	0	(893,715)	(706,124)		(893,715)	0
	NET TRANSFERS & ENCUMBRANCES	(\$348,609)	(\$348,609)	\$0	(\$348,609)	(\$739,948)		(\$348,609)	\$0



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WATER FUND - 02**

ACCOUNT NO.	WATER FUND WATER DEPARTMENT - 02	FINAL BUDGET FY 2025/26	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
REVENUES									
02-4-3200-000	Water Rate Revenue - PROP 218	3,571,834	3,571,834		3,571,834	2,971,682	83%	3,566,018	(5,816)
02-4-3206-000	Front Footage Fees	24,480	24,480			0	0%	24,480	0
02-4-3207-000	Sales: U/B Courtesy Notice	3,700	3,700			2,763	75%	3,316	(384)
02-4-3208-000	Delinquent U/B Acct Fees	65,000	65,000			52,665	81%	63,198	(1,802)
02-4-3209-000	Capacity Charges	40,704	40,704			0	0%	40,704	0
02-4-3210-000	Meter Fees	8,100	8,100			0	0%	8,100	0
02-4-3211-000	Lopez Connection Fees	6,000	6,000			0	0%	6,000	0
02-4-3212-000	New Account Setup Fee	4,500	4,500			3,300	73%	3,960	(540)
02-4-3217-297	Wheeling/Fire Protection	25,000	25,000			24,411	98%	24,411	(589)
02-4-3230-350	Reimbursement - New Development	11,150	11,150			429	4%	11,150	0
02-4-3255-000	Inspection Fees	300	300			0	0%	300	0
02-4-3300-000	Interest Income	54,217	54,217			49,165	91%	65,553	11,336
02-4-3224-000	Backflow Fees	5,000	5,000			3,628	73%	4,837	(163)
Total Revenues		\$3,819,985	\$3,819,985	\$0	\$3,819,985	\$3,108,043	81%	\$3,822,028	\$2,043
OTHER SOURCES OF FUNDS									
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Sources of Funds		\$3,819,985	\$3,819,985	\$0	\$3,819,985	\$3,108,043	81%	\$3,822,028	\$2,043
USES OF FUNDS									
PERSONNEL SERVICES									
UTILITIES STAFF: SALARIES & WAGES									
02-5-4400-010	Salaries and Wages	265,000	265,000		265,000	151,049	57%	201,399	63,601
02-5-4400-020	Overtime	40,250	40,250		40,250	9,407	23%	12,543	27,707
Total Salaries & Wages		\$305,250	\$305,250	\$0	\$305,250	\$160,457	53%	\$213,942	\$91,308
UTILITIES STAFF: BENEFITS									
02-5-4400-075	Workers Compensation Insurance	7,900	7,900		7,900	5,399	68%	7,199	701
	Operating Crew Benefits Allocation	192,800	192,800		192,800	131,712	68%	171,321	21,479
Total Benefits		\$200,700	\$200,700	\$0	\$200,700	\$137,111	68%	\$178,519	\$22,181
Total Personnel Services		\$505,950	\$505,950	\$0	\$505,950	\$297,568	59%	\$392,461	\$113,489
SERVICES & SUPPLIES									
02-5-4400-110	Communications	3,120	3,120		3,120	1,673	54%	2,231	889
02-5-4400-163	Maint: Structures/ Improvements	19,295	19,295		19,295	39,007	202%	45,875	(26,580)
02-5-4400-164	Paving	5,410	5,410		5,410	4,309	80%	5,745	(335)
02-5-4400-170	Maintenance - Equipment	3,640	3,640		3,640	1,273	35%	1,698	1,942
02-5-4400-173	Maint: Shared Structures/ Improvements	10,400	10,400		10,400	13,741	132%	18,321	(7,921)
02-5-4400-175	System Parts/ Operating Supplies	19,590	19,590		19,590	31,301	160%	39,011	(19,421)
02-5-4400-176	Water Meters	50,000	50,000		50,000	10,089	20%	50,000	0
02-5-4400-177	Safety Expense	1,095	1,095		1,095	2,335	213%	3,114	(2,019)
02-5-4400-178	Chemicals	7,500	7,500		7,500	1,353	18%	1,804	5,696
02-5-4400-180	Membership	3,900	3,900		3,900	2,108	54%	2,811	1,089
02-5-4400-200	Office Expense	1,050	1,050		1,050	642	61%	856	194
02-5-4400-205	Outside U/B Mail Service	10,815	10,815		10,815	7,523	70%	10,030	785
02-5-4400-230	Professional Services	42,640	42,640		42,640	25,712	60%	34,282	8,358
02-5-4400-221	Information Technology	600	600		600	0	0%	0	600
02-5-4400-222	Contracted Engineering	5,200	5,200		5,200	1,596	31%	2,128	3,072
02-5-4400-226	Engineering & Other Reimbursements	14,900	14,900		14,900	14,214	95%	18,953	(4,053)
02-5-4400-230	Legal Notices	1,040	1,040		1,040	1,490	143%	1,490	(450)
02-5-4400-241	Rents/ Leases - Equipment	1,450	1,450		1,450	2,942	203%	3,923	(2,473)
02-5-4400-248	Permits, Fees, Licenses	21,850	21,850		21,850	19,981	91%	21,850	0
02-5-4400-250	Small Tools and Instruments	1,200	1,200		1,200	0	0%	0	1,200
02-5-4400-285	Classes/ Seminars	3,200	3,200		3,200	2,178	68%	2,904	296
02-5-4400-261	Water Supply - Lopez	608,955	608,955		608,955	595,783	98%	608,955	0
02-5-4400-262	Water Supply - State Water	1,222,915	1,222,915		1,222,915	1,004,278	82%	1,222,915	0
02-5-4400-290	Utilities - Groundwater Pumping	36,400	36,400		36,400	20,513	56%	27,351	9,049
02-5-4400-297	Pass-Thru: Crest/Christie/AG	23,455	23,455		23,455	24,411	104%	24,411	(956)
02-5-4400-380	NCMA TG	60,320	60,320		60,320	27,783	46%	37,044	23,276
02-5-4400-387	Interest Expense - Interfund	2,500	2,500		2,500	0	0%	0	2,500
02-5-4400-499	Claim & Settlements	11,450	11,450		11,450	0	0%	0	11,450
Total Services & Supplies		\$2,193,890	\$2,193,890	\$0	\$2,193,890	\$1,856,237	85%	\$2,187,704	\$6,186
CAPITAL OUTLAY									
	Annual CIP Projects	230,046	230,046		230,046	0	0%	230,046	0
	Budget Adjustment Approved August 13, 2025 - Cannon CM Contract	0	0	11,314	11,314	0	0%	11,314	0
	Budget Adjustment Approved February 11, 2026 - Well House #8	0	0	35,000	35,000	38,857	111%	38,857	(3,857)
Total Capital Outlay		\$230,046	\$230,046	\$46,314	\$276,360	\$38,857	14%	\$280,217	(\$3,857)
DEBT SERVICE									
02-5-4400-310	CAIPERS UAL Funding	54,000	54,000		54,000	15,353	28%	54,000	0
Total Debt Service		\$54,000	\$54,000	\$0	\$54,000	\$15,353	28%	\$54,000	\$0
ADMINISTRATIVE COST ALLOCATION									
02-5-4400-376	Administrative Cost Allocation	732,092	732,092		732,092	540,918	74%	697,999	34,093
Total Administrative Cost Allocation		\$732,092	\$732,092	\$0	\$732,092	\$540,918	74%	\$697,999	\$34,093
Total Expenditures		\$3,715,978	\$3,715,978	\$46,314	\$3,762,292	\$2,748,933	73%	\$3,612,381	\$149,911
OPERATING SURPLUS/(DEFICIT)		\$104,007	\$104,007	(\$46,314)	\$57,693	\$359,111		\$209,646	\$151,953
TRANSFERS & ENCUMBRANCES									
	Transfers In- From General & Solid Waste Fund	0	0		0	0		0	0
	(Transfers Out) - To General, Solid Waste, Equipment	(54,894)	(54,894)		(54,894)	(45,320)		(54,894)	0
	Encumbrances - Sources of Funding	600,000	600,000		600,000	11,496		600,000	0
	Encumbrances - (Designated Funds)	(893,715)	(893,715)		(893,715)	(706,124)		(893,715)	0
NET TRANSFERS & ENCUMBRANCES		(\$348,609)	(\$348,609)	\$0	(\$348,609)	(\$739,948)		(\$348,609)	\$0



Waste water FUND





OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 WASTEWATER DEPARTMENT - FUND - 03

ACCOUNT NO.	WASTEWATER FUND WASTEWATER DEPARTMENT - 03	FINAL BUDGET FY 2025/26	ADOPTED BUDGET	2025/26 APPROVED ADJUSTMENTS	2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	2025/26 FINAL BUDGET	2025/26 EST. BUDGET VARIANCE	
SOURCES OF FUNDS									
	Revenues (Wastewater Rates)	\$871,354	\$871,354	\$0	\$871,354	\$650,976	75%	\$789,378	(\$81,976)
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Sources of Funds	\$871,354	\$871,354	\$0	\$871,354	\$650,976	75%	\$789,378	(\$81,976)
USES OF FUNDS									
PERSONNEL SERVICES									
	Salaries & Wages	\$118,840	\$118,840	\$0	\$118,840	\$49,466	42%	\$65,955	\$52,885
	Benefits	\$76,900	\$76,900	\$0	\$76,900	\$52,477	68%	\$68,359	\$8,541
	Personnel Services	\$195,740	\$195,740	\$0	\$195,740	\$101,944	110%	\$134,314	\$61,426
	Services & Supplies	\$86,360	\$86,360	\$0	\$86,360	\$36,577	42%	\$50,603	\$35,757
	Capital Outlay	\$20,000	\$20,000	\$0	\$20,000	\$11,000	0%	\$11,000	\$9,000
	Debt Service	\$103,074	\$103,074	\$0	\$103,074	\$4,005	4%	\$103,074	\$0
	Administrative Cost	\$396,550	\$396,550	\$0	\$396,550	\$292,997	74%	\$378,083	\$18,467
	Total Expenditures	\$801,724	\$801,724	\$0	\$801,724	\$446,522	56%	\$677,073	\$124,651
	OPERATING SURPLUS/(DEFICIT)	\$69,630	\$69,630	\$0	\$69,630	\$204,454		\$112,304	\$42,674
TRANSFERS & ENCUMBRANCES									
	Transfers In	0	0	0	0	0		0	0
	(Transfers Out) - To Equipment Fund	(11,090)	(11,090)	0	(11,090)	(4,410)		(11,090)	0
	Encumbrances - Sources of Funding	0	0	0	0	0		0	0
	Encumbrances - (Designated Funds)	(174,693)	(174,693)	0	(174,693)	(68,020)		(174,693)	0
	NET TRANSFERS & ENCUMBRANCES	(\$185,783)	(\$185,783)	\$0	(\$185,783)	(\$72,430)		(\$185,783)	\$0



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WASTEWATER DEPARTMENT - FUND 03**

ACCOUNT NO.	WASTEWATER FUND WASTEWATER DEPARTMENT - 03	2025/26 FINAL BUDGET	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
REVENUES									
03-4-3210-000	Wastewater Rate Revenue - PROP 218	810,548	810,548		810,548	600,676	74%	720,811	(89,737)
03-4-3211-000	Wastewater Connections	2,000	2,000		2,000	0	0%	2,000	0
03-4-3255-000	Inspection Fees	100	100		100	0	0%	100	0
03-4-3256-000	FOG Program	8,200	8,200		8,200	4,500	55%	5,400	(2,800)
03-4-3257-000	Interest Income	50,506	50,506		50,506	45,800	91%	61,066	10,560
	Total Revenues	\$871,354	\$871,354	\$0	\$871,354	\$650,976	75%	\$789,378	(\$81,976)
OTHER SOURCES OF FUNDS									
	Total Other Sources of Funds	\$0	\$0	\$0	\$0	\$0		\$0	\$0
	Total Sources of Funds	\$871,354	\$871,354	\$0	\$871,354	\$650,976	75%	\$789,378	(\$81,976)
USES OF FUNDS									
PERSONNEL SERVICES									
UTILITIES STAFF: SALARIES & WAGES									
03-5-4500-010	Salaries and Wages	101,575	101,575		101,575	46,364	46%	61,819	39,756
03-5-4500-020	Overtime	17,265	17,265		17,265	3,102	18%	4,136	13,129
	Total Salaries & Wages	\$118,840	\$118,840	\$0	\$118,840	\$49,466	42%	\$65,955	\$52,885
UTILITIES STAFF: BENEFITS									
03-5-4500-075	Workers Compensation Insurance	4,600	4,600		4,600	3,085	67%	4,114	486
	Operating Crew Benefits Allocation	72,300	72,300		72,300	49,292	68%	64,245	8,055
	Total Benefits	\$76,900	\$76,900	\$0	\$76,900	\$52,477	68%	\$68,359	\$8,541
	Total Personnel Services	\$195,740	\$195,740	\$0	\$195,740	\$101,944	52%	\$134,314	\$61,426
SERVICES & SUPPLIES									
03-5-4500-110	Communication	550	550		550	272	49%	363	187
03-5-4500-163	Maint: Sewer Structures/ Improvements	10,400	10,400		10,400	6,975	67%	5,633	4,767
03-5-4500-170	Maintenance: Equipment	5,000	5,000		5,000	0	0%	0	5,000
03-5-4500-171	Maintenance: Vehicles	3,745	3,745		3,745	72	2%	97	3,648
03-5-4500-172	Gas and Oil	3,640	3,640		3,640	0	0%	0	3,640
03-5-4500-173	Maint: Structures/ Improvements	7,655	7,655		7,655	6,570	86%	8,760	(1,105)
03-5-4500-175	System Parts/ Operating Supplies	8,570	8,570		8,570	2,120	25%	2,826	5,744
03-5-4500-177	Safety Expense	15,000	15,000		15,000	2,505	17%	3,340	11,660
03-5-4500-180	Memberships	475	475		475	151	32%	202	273
03-5-4500-200	Office Expense	555	555		555	100	18%	133	422
03-5-4500-205	Outside UB Mailing Expense	10,000	10,000		10,000	7,523	75%	10,030	(30)
03-5-4500-220	Professional Services	1,100	1,100		1,100	0	0%	0	1,100
03-5-4500-222	Contracted Engineering	3,000	3,000		3,000	440	15%	586	2,414
03-5-4500-241	Rents & Leases/ Equipment	3,120	3,120		3,120	8,827	283%	11,769	(8,649)
03-5-4500-248	Regulatory Permits & Fees	5,500	5,500		5,500	0	0%	5,500	0
03-5-4500-285	Classes/ Seminars/ Training Fees	2,950	2,950		2,950	0	0%	0	2,950
03-5-4500-290	Utilities	2,775	2,775		2,775	1,023	37%	1,364	1,411
03-5-4500-390	Bad Debt Expense	350	350		350	0	0%	0	350
03-5-4500-499	Claims & Settlements	1,975	1,975		1,975	0	0%	0	1,975
	Total Services & Supplies	\$86,360	\$86,360	\$0	\$86,360	\$36,577	42%	\$50,603	\$35,757
CAPITAL OUTLAY									
03-5-4500-320	CIP - Beach St. Sewer Lateral Replacement	20,000	20,000		20,000	11,000		11,000	9,000
	Total Capital Outlay	\$20,000	\$20,000	\$0	\$20,000	\$11,000		\$11,000	\$9,000
DEBT SERVICE									
03-5-4500-310	CalPERS UAL Funding	26,980	26,980		26,980	4,005	15%	26,980	0
	Vehicle Loan - Cleaning Truck	76,094	76,094		76,094	0	0%	76,094	0
	Total Debt Service	\$103,074	\$103,074	\$0	\$103,074	\$4,005	4%	\$103,074	\$0
ADMINISTRATIVE COST ALLOCATION									
03-5-4500-376	Administrative Cost Allocation	396,550	396,550		396,550	292,997	74%	378,083	18,467
	Total Administrative Cost Allocation	\$396,550	\$396,550	\$0	\$396,550	\$292,997	74%	\$378,083	\$18,467
	Total Expenditures	\$801,724	\$801,724	\$0	\$801,724	\$446,522	56%	\$677,073	\$124,651
OPERATING SURPLUS/(DEFICIT)		\$69,630	\$69,630	\$0	\$69,630	\$204,454		\$112,304	\$42,674
TRANSFERS & ENCUMBRANCES									
	Transfers In	0	0		0	0		0	0
	(Transfers Out) - Equipment Fund	(11,090)	(11,090)		(11,090)	(4,410)		(11,090)	0
	Encumbrances - Sources of Funding	0	0		0	0		0	0
	Encumbrances - (Designated Funds)	(174,693)	(174,693)		(174,693)	(68,020)		(174,693)	0
	NET TRANSFERS & ENCUMBRANCES	(\$185,783)	(\$185,783)	(\$185,783)	(\$185,783)	(\$72,430)		(\$185,783)	\$0



Solid Waste FUND





OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 SOLID WASTE FUND - 06

ACCOUNT NO.	SOLID WASTE FUND SOLID WASTE DEPARTMENT - 06	FINAL BUDGET FY 2025/26	ADOPTED BUDGET	2025/26 APPROVED ADJUSTMENTS	2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE	
SOURCES OF FUNDS									
	Revenues (Franchisee Fees)	\$129,819	\$129,819	\$0	\$129,819	\$145,673	112%	\$190,276	\$66,700
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Sources of Funds	\$129,819	\$129,819	\$0	\$129,819	\$145,673	112%	\$190,276	\$66,700
USES OF FUNDS									
	Salaries & Wages	\$34,000	\$34,000	\$0	\$34,000	\$12,291	36%	\$16,388	\$17,612
	Benefits	\$31,625	\$31,625	\$0	\$31,625	\$21,281	67%	\$27,704	\$3,921
	Personnel Services	\$65,625	\$65,625	\$0	\$65,625	\$33,572	103%	\$44,091	\$21,534
	Services & Supplies	\$20,565	\$20,565	\$0	\$20,565	\$18,786	91%	\$21,715	(\$1,150)
	Capital Outlay	\$2,000	\$2,000	\$0	\$2,000	\$10,857	543%	\$10,857	(\$8,857)
	Administrative Cost	\$48,806	\$48,806	\$0	\$48,806	\$36,061	74%	\$46,533	\$2,273
	Total Expenditures	\$136,996	\$136,996	\$0	\$136,996	\$99,276	\$8	\$123,196	\$13,800
OPERATING SURPLUS/(DEFICIT)		(\$7,177)	(\$7,177)	\$0	(\$7,177)	\$46,397		\$67,080	\$80,500
TRANSFERS & ENCUMBRANCES									
	Transfers In - From Water Fund	0	0	0	0	0		0	0
	(Transfers Out) - Equipment Fund	(960)	(960)	0	(960)	(382)		(960)	0
	Encumbrances - Sources of Funding	0	0	0	0	0		0	0
	Encumbrances - (Designated Funds)	(4,001)	(4,001)	0	(4,001)	(3,382)		(4,001)	0
	NET TRANSFERS & ENCUMBRANCES	(\$4,961)	(\$4,961)	\$0	(\$4,961)	(\$3,764)		(\$4,961)	\$0



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
SOLID WASTE FUND - 06**

ACCOUNT NO.	SOLID WASTE FUND SOLID WASTE DEPARTMENT - 06	2025/26 FINAL BUDGET	2025/26		2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
			ADOPTED BUDGET	APPROVED ADJUSTMENTS					
SOURCES OF FUNDS									
REVENUES									
06-4-3300-003	Interest Income	7,894	7,894		7,894	7,159	91%	9,545	7,894
06-4-3501-000	Franchise Fees	110,000	110,000		110,000	126,650	115%	168,867	58,867
06-4-3501-741	Landfill Savings Payment	11,925	11,925		11,925	11,865	99%	11,865	(60)
Total Revenues		\$129,819	\$129,819	\$0	\$129,819	\$145,673	112%	\$190,276	\$66,700
OTHER SOURCES OF FUNDS									
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Sources of Funds		\$129,819	\$129,819	\$0	\$129,819	\$145,673	112%	\$190,276	\$66,700
USES OF FUNDS									
PERSONNEL SERVICES									
UTILITIES STAFF: SALARIES & WAGES									
06-5-4900-010	Salaries & Wages	34,000	34,000		34,000	12,291	36%	16,388	17,612
Total Salaries & Wages		\$34,000	\$34,000	\$0	\$34,000	\$12,291	36%	\$16,388	\$17,612
UTILITIES STAFF: BENEFITS									
06-5-4900-075	Compensation Insurance	1,500	1,500		1,500	701	47%	935	565
	Operating Crew Benefits Allocation	30,125	30,125		30,125	20,580	68%	26,769	3,356
Total Benefits		\$31,625	\$31,625	\$0	\$31,625	\$21,281	67%	\$27,704	\$3,921
Total Personnel Services		\$65,625	\$65,625	\$0	\$65,625	\$33,572	51%	\$44,091	\$21,534
SERVICES & SUPPLIES									
06-5-4900-110	Communication	1,050	1,050		1,050	126	12%	167	883
06-5-4900-173	Maint - Shared Structures/ Improvements	575	575		575	2,471	430%	3,295	(2,720)
06-5-4900-175	Operating Supplies	315	315		315	25	8%	34	281
06-5-4900-200	Office Expense	315	315		315	129	41%	171	144
06-5-4900-210	Postage	315	315		315	0	0%	0	315
06-5-4900-220	Professional Services	7,400	7,400		7,400	6,036	82%	8,048	(648)
06-5-4900-290	Utilities	595	595		595	0	0%	0	595
06-5-4900-291	School Outreach Programs	10,000	10,000		10,000	10,000	100%	10,000	0
Total Services & Supplies		\$20,565	\$20,565	\$0	\$20,565	\$18,786	91%	\$21,715	(\$1,150)
CAPITAL OUTLAY									
06-5-4900-320	Trash Cans	2,000	2,000		2,000	10,857	543%	10,857	(8,857)
Total Capital Outlay		\$2,000	\$2,000	\$0	\$2,000	\$10,857	543%	\$10,857	(\$8,857)
ADMINISTRATIVE COST ALLOCATION									
06-5-4900-376	Administrative Cost Allocation	48,806	48,806		48,806	36,061	74%	46,533	2,273
Total Administrative Cost Allocation		\$48,806	\$48,806	\$0	\$48,806	\$36,061	74%	\$46,533	\$2,273
Total Expenditures		\$136,996	\$136,996	\$0	\$136,996	\$99,276	72%	\$123,196	\$13,800
OPERATING SURPLUS/(DEFICIT)		(\$7,177)	(\$7,177)	\$0	(\$7,177)	\$46,397		\$67,080	\$80,500
TRANSFERS & ENCUMBRANCES									
	Transfers In - From Water Fund	0	0		0	0		0	0
	(Transfers Out) - Equipment Fund	(960)	(960)		(960)	(382)		(960)	0
	Encumbrances - Sources of Funding	0	0		0	0		0	0
	Encumbrances - (Designated Funds)	(4,001)	(4,001)		(4,001)	(3,382)		(4,001)	0
NET TRANSFERS & ENCUMBRANCES		(\$4,961)	(\$4,961)	\$0	(\$4,961)	(\$3,764)		(\$4,961)	\$0



EQUIPMENT FUND





OCEANO COMMUNITY SERVICES DISTRICT									
FUND LEVEL ANALYSIS									
EQUIPMENT FUND - 12									
ACCOUNT NO.	EQUIPMENT FUND - 12	FINAL BUDGET FY 2025/26	2025/26 ADOPTED BUDGET		2025/26 APPROVED ADJUSTMENTS	2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
SOURCES OF FUNDS									
	Revenues	\$27,944	\$27,944	\$0	\$27,944	\$11,112	40%	\$13,474	(\$14,470)
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Sources of Funds	\$27,944	\$27,944	\$0	\$27,944	\$11,112	40%	\$13,474	(\$14,470)
USES OF FUNDS									
	Salaries & Wages	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Benefits	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Personnel Services	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Services & Supplies	\$23,920	\$23,920	\$0	\$23,920	\$7,087	30%	\$9,449	\$14,471
	Capital Outlay	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Debt Service	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0
	Total Expenditures	\$23,920	\$23,920	\$0	\$23,920	\$7,087	0%	\$9,449	\$14,471
OPERATING SURPLUS/(DEFICIT)		\$4,024	\$4,024	\$0	\$4,024	\$4,025		\$4,025	\$1
TRANSFERS & ENCUMBRANCES									
	Transfers In	0	0	0	0	0		0	0
	(Transfers Out)	0	0	0	0	0		0	0
	Encumbrances - Sources of Funding	0	0	0	0	0		0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0		0	0
	NET TRANSFERS & ENCUMBRANCES	\$0	\$0	\$0	\$0	\$0		\$0	\$0

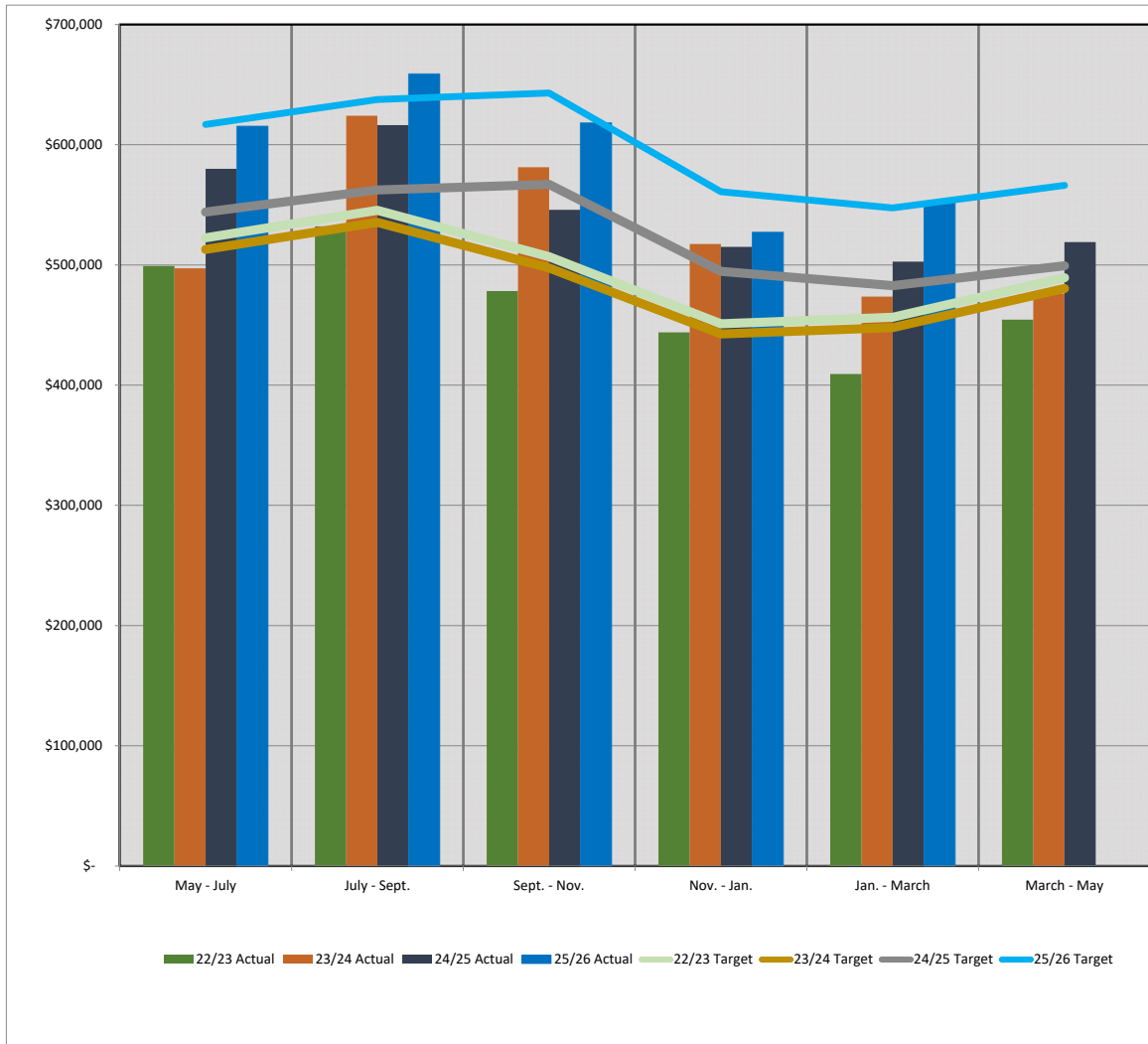


**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
EQUIPMENT FUND - 12**

ACCOUNT NO.	EQUIPMENT FUND - 12	FINAL BUDGET FY 2025/26	2025/26 ADOPTED BUDGET	2025/26 APPROVED ADJUSTMENTS	2025/26 CURRENT BUDGET	ACTUAL AT 3/31/2026	75%	ESTIMATED FY 2025/26	2025/26 EST. BUDGET VARIANCE
SOURCES OF FUNDS									
REVENUES									
12-4-3800-001	Lease Revenue from Water	15,894	15,894		15,894	6,320	40%	7,664	(8,230)
12-4-3800-002	Lease Revenue from Sewer	11,090	11,090		11,090	4,410	40%	5,347	(5,743)
12-4-3800-005	Lease Revenue from Garbage	960	960		960	382	40%	463	(497)
Total Revenues		\$27,944	\$27,944	\$0	\$27,944	\$11,112	40%	\$13,474	(\$14,470)
OTHER SOURCES OF FUNDS									
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Sources of Funds		\$27,944	\$27,944	\$0	\$27,944	\$11,112	40%	\$13,474	(\$14,470)
USES OF FUNDS									
SALARIES & WAGES									
Total Salaries & Wages		\$0	\$0	\$0	\$0	\$0		\$0	\$0
BENEFITS									
Total Benefits		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Personnel Services		\$0	\$0	\$0	\$0	\$0		\$0	\$0
SERVICES & SUPPLIES									
12-5-4350-171	Maintenance - Vehicles	8,320	8,320		8,320	2,454	29%	3,272	5,048
12-5-4350-172	Fuel	15,600	15,600		15,600	4,633	30%	6,177	9,423
Total Services & Supplies		\$23,920	\$23,920	\$0	\$23,920	\$7,087	30%	\$9,449	\$14,471
CAPITAL OUTLAY									
Fixed Assets		0	0		0	0			0
Total Capital Outlay		\$0	\$0	\$0	\$0	\$0		\$0	\$0
DEBT SERVICE									
Total Debt Service		\$0	\$0	\$0	\$0	\$0		\$0	\$0
Total Expenditures		\$23,920	\$23,920	\$0	\$23,920	\$7,087	30%	\$9,449	\$14,471
OPERATING SURPLUS/(DEFICIT)		\$4,024	\$4,024	\$0	\$4,024	\$4,025		\$4,025	\$1
TRANSFERS & ENCUMBRANCES									
Transfers In		0	0		0			0	0
(Transfers Out)		0	0		0			0	0
Encumbrances - Sources of Funding		0	0		0			0	0
Encumbrances - (Designated Funds)		0	0		0			0	0
NET TRANSFERS & ENCUMBRANCES		\$0	\$0	\$0	\$0	\$0		\$0	\$0

Oceano Community Services District
Water Revenue Comparisons - Target to Actual
Billing Periods Ending in:
Fiscal Years 2022/23, 2023/24, 2024/25, 2025/26

	<u>22/23 Target</u>	<u>22/23 Actual</u>	<u>23/24 Target</u>	<u>23/24 Actual</u>	<u>24/25 Target</u>	<u>24/25 Actual</u>	<u>25/26 Target</u>	<u>25/26 Actual</u>
May - July	\$ 522,606	\$ 499,156	\$ 512,889	\$ 497,121	\$ 543,974	\$ 579,926	\$ 616,821	\$ 615,312
July - Sept.	\$ 545,454	\$ 532,132	\$ 535,313	\$ 624,018	\$ 562,325	\$ 616,217	\$ 637,629	\$ 658,902
Sept. - Nov.	\$ 506,828	\$ 478,264	\$ 497,404	\$ 581,282	\$ 567,000	\$ 545,775	\$ 642,930	\$ 618,079
Nov. - Jan.	\$ 450,981	\$ 443,890	\$ 442,595	\$ 517,385	\$ 494,684	\$ 514,958	\$ 560,930	\$ 527,157
Jan. - March	\$ 456,381	\$ 409,222	\$ 447,896	\$ 473,630	\$ 482,743	\$ 502,765	\$ 547,390	\$ 552,232
March - May	\$ 489,411	\$ 454,518	\$ 480,311	\$ 476,059	\$ 499,274	\$ 519,021	\$ 566,134	\$ -
Totals	<u>\$ 2,971,660</u>	<u>\$ 2,817,182</u>	<u>\$ 2,916,408</u>	<u>\$ 3,169,494</u>	<u>\$ 3,150,000</u>	<u>\$ 3,278,662</u>	<u>\$ 3,571,834</u>	<u>\$ 2,971,682</u>
(Shortfall)/Overfall		\$ (154,478)		\$ 253,086		\$ 128,662		\$ (34,018) (*)
								\$ 193,253



(*) The comparison between Target vs Actual in the current year only includes the billing cycles that have been recorded.

Oceano Community Services District
 Chronology of Budget Actions
 Fiscal Years 2025-26

Date	Action
FISCAL YEAR 2025-26 BUDGET ADJUSTMENTS	
June 25, 2025	Approved the Preliminary Budget for Fiscal Year 2025-26
August 13, 2025	Approved the Final Budget for Fiscal Year 2025-26
August 13, 2025	Approved a revised professional services agreement for construction management of the Waterline Replacement Project with Cannon Engineering, increasing the original \$37,864 contract by \$11,314, for an amount not to exceed \$49,178 and use previously approved contingencies for the required work
January 14, 2026	Approved and adopted a resolution to authorize staff to finance a Water and Sewer System Jetter/Vacuum Truck from Haaker Equipment at a cost not to exceed of \$660,000.
January 14, 2026	Approved a budget adjustment from General Fund Reserves of \$189,270 to close out the CalPERs Safety Plan.
February 11, 2026	Approved a budget adjustment amount of up to \$35,000 for the rehabilitation of Well House #8.



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: May 13, 2026

To: Board of Directors

From: Carey Casciola, Business and Accounting Manager

Subject: **Agenda Item #8(C): Workshop on the 2026-27 Budget with Board direction as deemed appropriate.**

Recommendation

It is recommended that your Board:

1. Review and discuss the attached 2026-27 District Budget Worksheets and provide staff with direction as you deem appropriate.
2. Set June 10, 2026 as the date of a public hearing for your Board to consider adoption of the Fiscal Year 2026-27 Preliminary Budget.

Discussion

The attached budget for the Fiscal Year (FY) 2026-27 has been prepared for discussion purposes. Based on Board feedback, the preliminary budget will be prepared for formal consideration on June 10, 2026.

The line item worksheets for each fund have been designed to include the following:

- ✓ Budget Narrative
- ✓ Actual FY 2017-18 through FY 2024-25
- ✓ Estimated current year 2025-26
- ✓ Current 2025-26 Adopted Budget
- ✓ Proposed 2026-27 Budget

The 2025 Multijurisdictional Local Hazard Mitigation (MLHMP) tasks are itemized as an attachment to the budget. This report includes the status of each hazard identified in the MLHMP and is required to be provided to the Board each year. Based on General Fund available, the attached budget does not include funds for the LHMP in the General Fund in the upcoming fiscal year.

Other Agency Involvement

Numerous other agencies are involved in the development of the District's budget including the County of San Luis Obispo and South County Sanitation Services. The final budget is sent to the County Auditor's office after the final adoption in August.



Financial Considerations

The proposed preliminary budget for FY 2026-27 includes \$5,860,664 in revenues, \$5,498,427 in expenditures. The attached budget narrative section covers details associated with each fund.

The accounting close-out for the current FY 2025-26 year will be substantially completed before the adoption of the Final FY 2026-27 Budget in August 2026, at which time the detailed update on reserves can be provided for Board consideration.

Results

Holding a workshop to review and consider the District's budget for fiscal year 2026-27 helps to ensure sound financial management for the District and promotes a well governed community.

Attachments:

- 1 FY 2026-27 Draft Preliminary Budget
- 2 LHMP Mitigation Strategy

FY 2026-2027 OCSD BUDGET Workshop



BUDGET SUMMARY



OCEANO COMMUNITY SERVICES DISTRICT PRELIMINARY BUDGET FISCAL YEAR 2026/27

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Summary

The Oceano Community Services District (OCSD) has prepared its preliminary budget for fiscal year (FY) 2026/27 consistent with the current FY 2025/26 budget. The financial condition of the District is subject to impacts that will be completed by the end of this current fiscal year.

Significant Budget Variances

The OCSD (FY) 2026/27 Preliminary Budget includes a significant upcoming budget variance.

- Since 2010, emergency services and fire protection were provided by the Five Cities Fire Authority (FCFA) through a Joint Powers Authority (JPA) agreement with the cities of Arroyo Grande and Grover Beach. After three amendments to the JPA and two failed ballot measures to increase funding for services, the District initiated proceedings through the Local Agency Formation Commission (LAFCO) to divest of its emergency services and fire protection power and turn the responsibility over to the County of San Luis Obispo. In FY 2024-25, the District paid for FCFA services through December 2024. In January 2025, the LAFCO hearing was finalized, and the District received \$56,135 (3.85%) of the property taxes for the Lighting and Parks and Recreation Funds. In September of 2024, the District and County adopted the Revenue in Connection with Divestiture of Fire Services Agreement, which provided a list of District revenues and reserves to be returned to the County. Staff worked with the County Auditor's office to reconcile the revenues and will return these funds before the end of the FY 2025/26:
 - Property Taxes through October 2025
 - Interest Income June 2025
 - Sheriff's Station Rental Income through January 2025
 - Public Facilities Fees & Reserves through June 2025
 - FY 2023/24 Fund Balance Available

Additional details are provided in subsequent sections on each of the OCSD budget units.

Combined Preliminary Budget

The following table illustrates the combined OCSD budgets.

OCSD Combined Budget - All Funds						
	<u>GENERAL</u>	<u>ENTERPRISE</u>	<u>SUB TOTAL</u>	<u>COMBINING</u>		
	<u>FUND</u>	<u>FUNDS</u>		<u>ADJUSTMENT</u>	<u>TOTAL</u>	<u>%</u>
OPERATING REVENUE	\$92,640	\$5,456,996	\$5,549,637		\$5,549,637	95%
NON OPERATING REVENUE	1,581,035	311,027	1,892,062	(1,581,035)	311,027	5%
TOTAL REVENUE	1,673,675	5,768,023	7,441,699	(1,581,035)	5,860,664	100%
LABOR	1,071,856	781,767	1,853,623	(287,795)	1,565,828	28%
SERVICES & SUPPLIES	593,169	\$2,548,650	3,141,819		3,141,819	57%
CAPITAL OUTLAY	0	606,300	606,300		606,300	11%
DEBT SERVICE	0	184,480	184,480		184,480	3%
ADMIN COST	45,263	1,247,977	1,293,240	(1,293,240)	0	0%
TOTAL EXPENDITURES	1,710,288	5,369,174	7,079,462	(1,581,035)	5,498,427	100%
SURPLUS/ (DEFICIT)	(36,613)	398,849	362,237	0	362,237	0

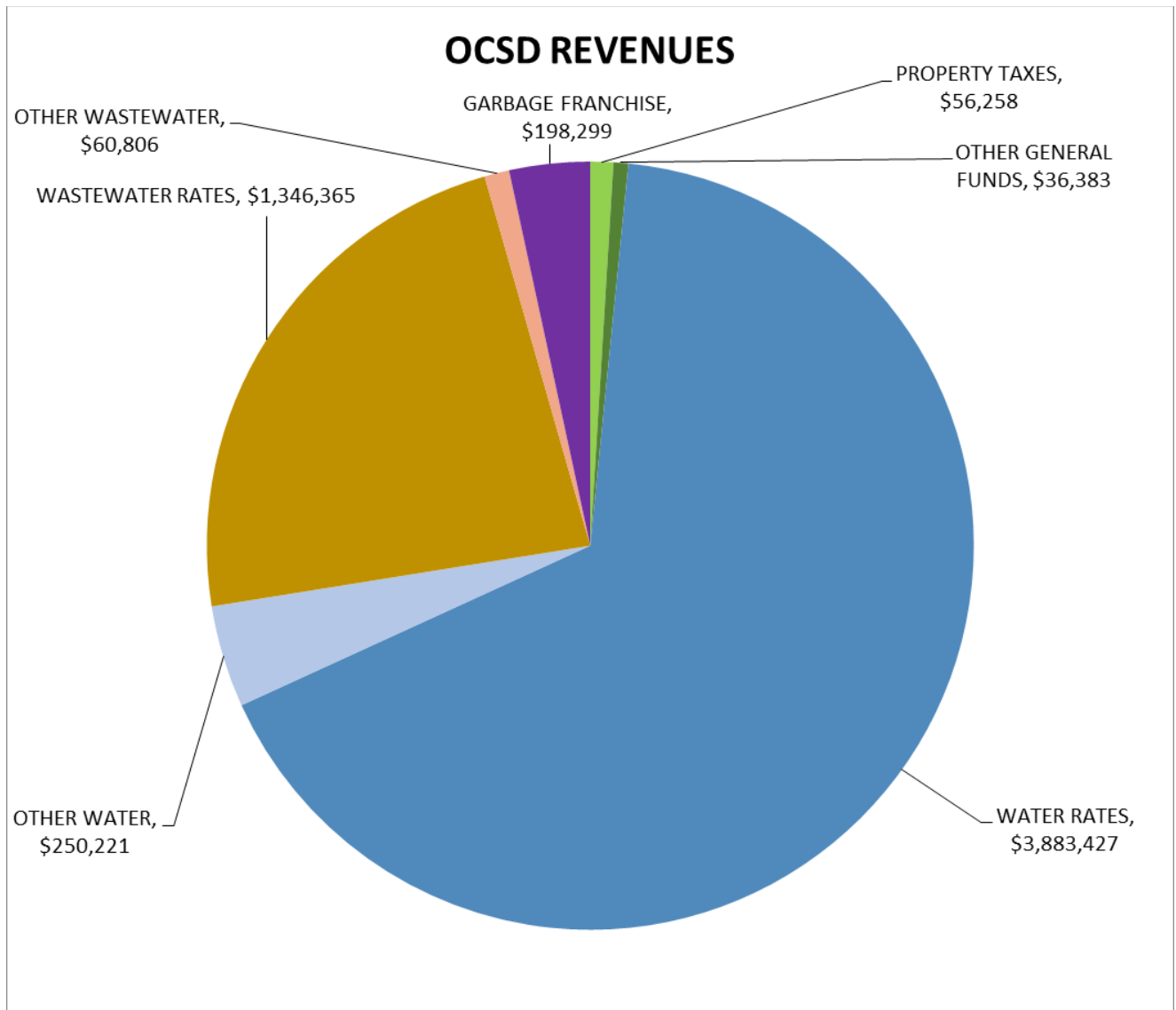
Revenues

In the General Fund, the property tax allocation to the District from the County of San Luis Obispo is based on the Property Tax Exchange Agreement approved in September 2024. The agreement was a part of the [Plan for Service](#) required by the Local Agency Formation Commission to divest emergency services and fire protection to the County. The preliminary FY 2026/27 budget includes \$56,258 (3.85%) of the total estimated property taxes (\$1,461,236) for streetlights, parks, and recreation activities based on the Countywide Revenue Forecast provided by the County Auditor.

The Facilities Fund is estimated to receive \$12,000 in rent for the Old Fire Station located at 1687 Front Street. The [Sheriff Substation Lease](#) was approved in December 2024, and the District no longer receives rent from the County. This helps offset the County's costs to provide emergency services and fire protection to Oceano residents. Before divestiture, the Facilities Fund collected \$120,000 in lease payments from the County of SLO for the Sheriff Substation.

The Enterprise Fund revenues are estimated to increase by \$918,921 (19%) from \$4,849,102, as budgeted in FY 2025/26, to \$5,768,023 in the proposed FY 2026/27 budget. The significant increase is based on the Water and Wastewater rates approved at the June 11, 2025, Proposition 218 public hearing to increase rates. In the Solid Waste Fund, the District will receive franchisee fees of 10% instead of 5% from SCSS based on [Resolution 2024-15](#), which will help reserves recover.

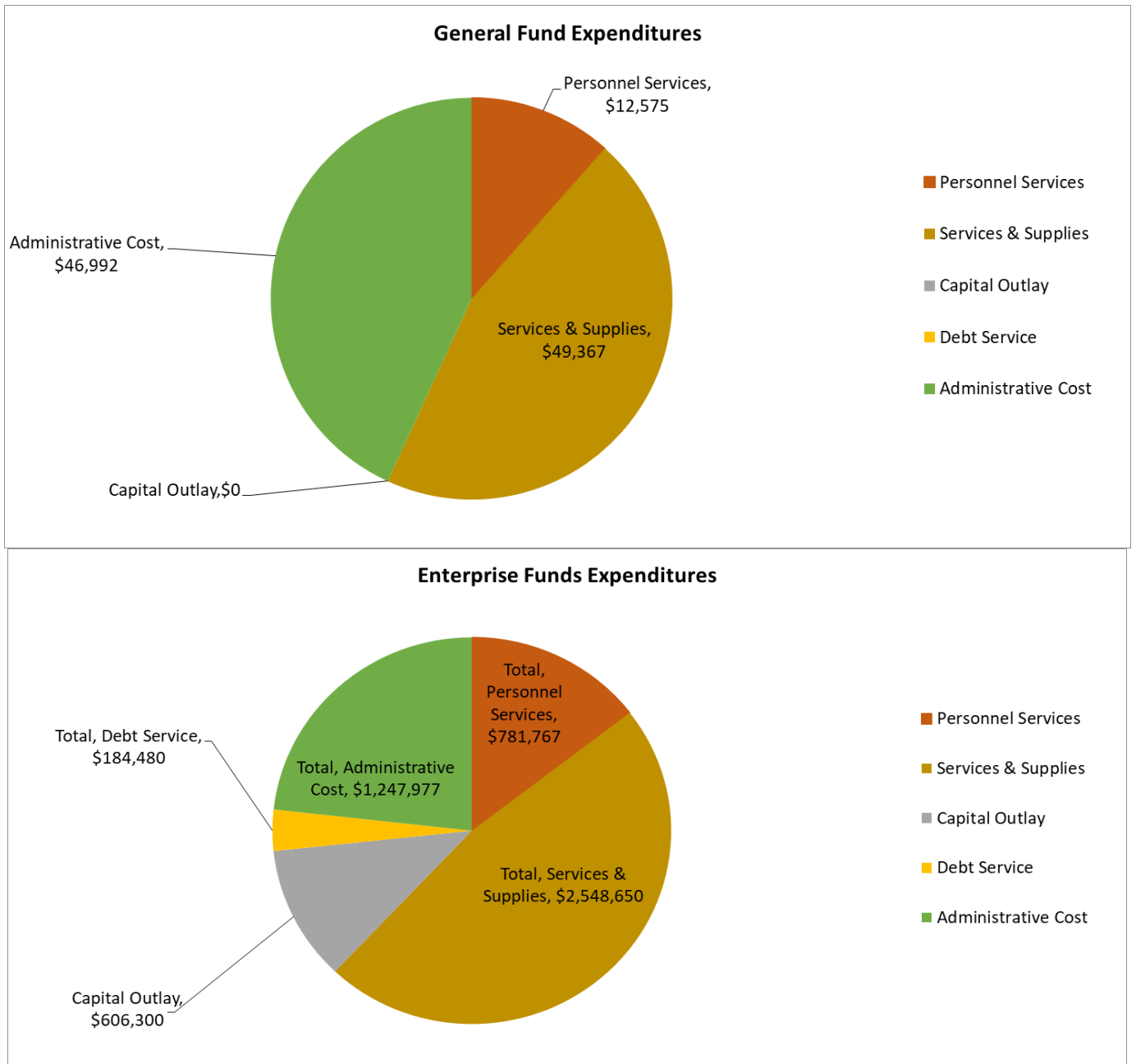
The chart below illustrates estimated revenues for FY 2026/27:



Expenditures

The expenditures in the General Fund, excluding the Fire Fund, from FY 2025/26, are estimated to increase by \$84,237 (5%) from \$1,626,051 budgeted for FY 2025/26 to \$1,710,288 in the FY 2026/27 proposed budget. Enterprise Fund expenditures are estimated to increase by \$639,292 (13%) from a total of \$4,729,882 to \$5,369,174 in FY 2026/27.

The following graph illustrates the OCSD costs for FY 2026/27 by category.



GENERAL FUND BUDGETS

The General Fund Budgets consist of the following:

- Administrative Fund
- Lighting Fund
- Parks and Recreation Fund
- Facilities Fund

Administrative Fund - See budget schedules on pages 12-17

The Administrative Fund covers the expenses of the General Manager and District staff, including accounting and finance, human resources, clerk and records retention, agenda preparation, contract management, utility billing, grant management, and other related administrative functions.

The proposed FY 2026/27 budget of \$1,581,035 represents an increase of \$56,632 (3.9%) from the \$1,521,403 budget for FY 2025/26. The larger increases to expenditures in the proposed Administrative budget include:

- Salary increases by 3.4% per the Memorandum of Understanding with the Service Employees International Union (SEIU).
- Health Insurance increases based on the new 2026/27 limits per the Memorandum of Understanding with the Service Employees International Union (SEIU).
- The election expense related to the 2026 consolidated election with the County of San Luis Obispo.

The expenditures in the Administration Fund are allocated to the General and Enterprise Funds through the Administration Allocation, and no changes are proposed to the percentages for FY 2026/27:

Fund	FY 2025/26	FY 2026/27	Difference
Fire	0.0%	0.0%	0.0%
Lighting	1.0%	1.0%	0.0%
Parks & Rec	1.0%	1.0%	0.0%
Facilities	1.5%	1.5%	0.0%
Water	60.0%	60.0%	0.0%
Wastewater	32.5%	32.5%	0.0%
Solid Waste	4.0%	4.0%	0.0%
	100.0%	100.0%	

Lighting Fund - See budget schedules on pages 21-23

The lighting fund pays for streetlights and is funded through a portion of the District's property tax allocation. The proposed FY 2026/27 budget of \$59,215 is an increase of \$2,377 (4%) from the \$56,838 budgeted in FY 2025/26.

Parks and Recreation Fund - See budget schedules on pages 24-26

The Parks and Recreation fund provides support to the [Oceano Parks and Recreation Committee](#). The proposed FY 2026/27 budget was prepared consistent with last year, which includes \$4,460 in

activities and \$12,932 in the administrative allocation for a total budget of \$17,392. This is an increase of \$903 (5%) from the \$16,489 budgeted last year.

Facilities Fund - See budget schedules on pages 27-30

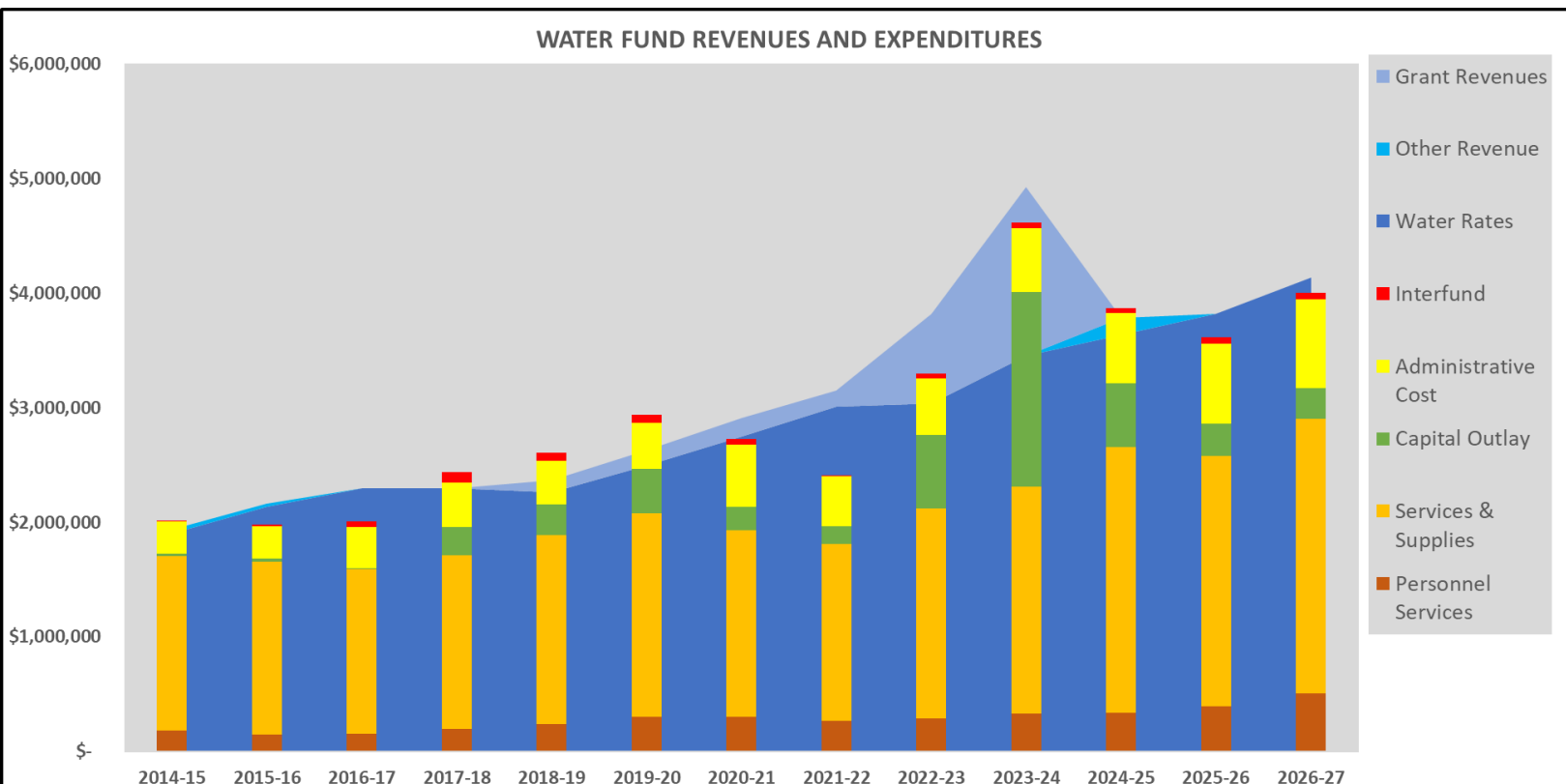
A portion of the old firehouse is rented to The Village Group for \$12,000 per year. The new Sheriff Substation lease requires the District to schedule, coordinate, and pay the first \$17,000 of maintenance at the Substation. The District then submits reimbursement requests to the County. The expenditures for maintenance at the Sheriff's Building are then offset by the reimbursement payments in the fund. The fund also includes expenditures for maintenance of the administrative office and the old firehouse.

ENTERPRISE FUND BUDGETS

The OCSD Enterprise Fund budgets consist of the following:

- Water Fund
- Wastewater Fund
- Solid Waste Fund
- Equipment Fund

Water Fund - See budget schedules on pages 32-33

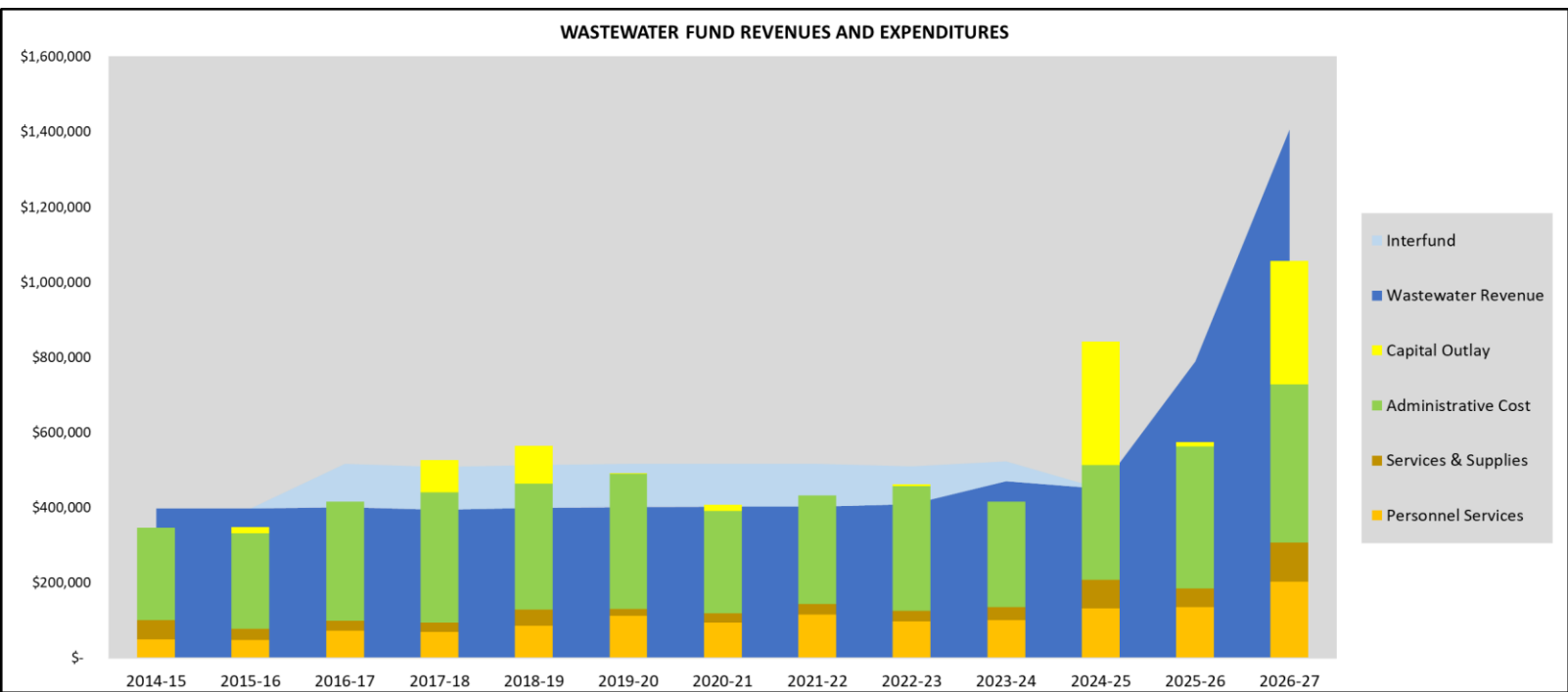


The District provides water service to approximately 2,200 connections. The District’s water supply includes groundwater, Lopez water, and State water. The water system rate increase was approved in June 2025 by Ordinance 2025-02. The District held a [Proposition 218 hearing](#) on June 11, 2025, for both the Wastewater and Water Rate adjustments beginning in fiscal year 2025/26 and established a new set of rates through 2030. The FY 2026/27 budget includes adequate funding for capital Improvement projects, labor, and construction cost escalations. The proposed budget includes a \$61,000 (9%) increase to the District’s Lopez Water Supply expenditure for the costs related to the Lopez Litigation.

Over the last seven years, the District has secured \$3,554,425 in grants from state agencies for water system capital improvement projects. The Water Resource Reliability Program (WRRP), funded by Proposition 1, Proposition 84, the Community Development Block Grant, and the Small Community Drought Grant, has evaluated long-term infrastructure needs of the District's water system, which

includes significant deferred maintenance and replacement. The design phase scope of work includes other preconstruction activities such as environmental compliance, technical assistance, and community outreach.

Wastewater Fund - See budget schedules on pages 37-40



The proposed FY 2026/27 Wastewater Fund budget includes the wastewater revenues provided in the [Sewer Rate Study](#) adopted by the Board at the Proposition 218 hearing on June 11, 2025, for both the Wastewater and Water Rate adjustments beginning in fiscal year 2025/26 and establishes a new set of rates through 2030. Under expenditures, \$330,000 has been allocated to Annual CIP Projects and \$103,500 for a new vector truck based on the [Sanitary Sewer Capital Improvement Plan](#). In the past, the Wastewater Fund incurred operating net losses because the revenues did not increase every year like the Water Fund.

Solid Waste Fund - See budget schedules on pages 41-44

The Solid Waste Fund is proposed to have an operating surplus of \$39,780 in the FY 2026/27 budget. The Board adopted Resolution [2024-15](#) to increase the franchise fee payment from South County Sanitary from 5% to 10%. Under expenditures, \$11,300 has been set aside for the Adopt a Can program, since two groups recently applied and the District added two new receptacles through the program.

Equipment Fund - See budget schedules on pages 45-48

The Equipment Fund is funded through the Water, Wastewater, and Garbage Funds. The proposed budget includes funds for fuel and maintenance.



GENERAL FUND





**OCEANO COMMUNITY SERVICES DISTRICT
GENERAL FUND
SUMMARY**

ACCOUNT NO.	GENERAL FUND (GF)	ACTUAL FY 2017/2018	ACTUAL FY 2018/19	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$8,793	\$8,265	\$0	\$0	\$0
	Facilities	\$169,127	\$201,210	\$152,627	\$163,053	\$150,596	\$157,029	\$174,364	\$108,773	\$122,444	\$14,200	\$29,000
	Admin	\$1,859,453	\$2,037,995	\$2,169,619	\$2,375,249	\$2,217,929	\$2,278,297	\$2,492,284	\$2,681,570	\$1,502,627	\$1,584,921	\$1,644,675
	Total Sources of Funds	\$2,028,580	\$2,239,205	\$2,322,246	\$2,538,301	\$2,368,525	\$2,435,326	\$2,675,441	\$2,798,608	\$1,625,071	\$1,599,121	\$1,673,675
USES OF FUNDS												
	Fire	\$964,222	\$1,052,092	\$1,202,035	\$1,182,361	\$1,181,778	\$1,185,381	\$1,182,280	\$887,593	\$180,711	\$189,270	\$0
	Lighting	\$39,570	\$46,912	\$40,464	\$44,491	\$37,726	\$58,810	\$45,417	\$47,006	\$49,801	\$56,838	\$59,215
	Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$14,442	\$23,536	\$12,665	\$16,489	\$17,392
	Facilities	\$118,415	\$85,106	\$181,729	\$34,350	\$47,823	\$138,272	\$54,249	\$41,494	\$137,950	\$31,321	\$52,646
	Admin	\$861,491	\$903,972	\$1,038,874	\$1,075,051	\$1,030,050	\$964,928	\$1,113,089	\$1,236,663	\$1,433,518	\$1,521,403	\$1,581,035
	Total Expenditures	\$1,983,698	\$2,088,082	\$2,463,102	\$2,336,253	\$2,297,378	\$2,347,390	\$2,409,477	\$2,236,292	\$1,814,645	\$1,815,321	\$1,710,288
	OPERATING SURPLUS/(DEFICIT)											
	Fire	(\$964,222)	(\$1,052,092)	(\$1,202,035)	(\$1,182,361)	(\$1,181,778)	(\$1,185,381)	(\$1,182,280)	(\$887,593)	(\$180,711)	(\$189,270)	\$0
	Lighting	(\$39,570)	(\$46,912)	(\$40,464)	(\$44,491)	(\$37,726)	(\$58,810)	(\$45,417)	(\$47,006)	(\$49,801)	(\$56,838)	(\$59,215)
	Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,649)	(\$15,271)	(\$12,665)	(\$16,489)	(\$17,392)
	Facilities	\$50,712	\$116,105	(\$29,102)	\$128,702	\$102,773	\$18,757	\$120,115	\$67,279	(\$15,506)	(\$17,121)	(\$23,646)
	Admin	\$997,963	\$1,134,023	\$1,130,745	\$1,300,198	\$1,187,879	\$1,313,370	\$1,379,195	\$1,444,907	\$69,109	\$63,518	\$63,640
	OPERATING SURPLUS/(DEFICIT)	\$44,882	\$151,123	(\$140,856)	\$202,048	\$71,147	\$87,935	\$265,964	\$562,316	(\$189,574)	(\$216,200)	(\$36,613)
	TRANSFERS & ENCUMBRANCES											
	Transfers In - From Water & Garbage Funds	31,500	31,500	31,500	31,500	31,500	31,500	55,373	31,500	39,000	39,000	39,000
	(Transfers Out)	(113,940)	(113,940)	(113,940)	(113,940)	(126,011)	(109,441)	(132,334)				
	Encumbrances - Sources of Funding									(3,846)	(3,846)	
	Encumbrances - (Designated Funds)											
	NET TRANSFERS & ENCUMBRANCES	(\$82,440)	(\$82,440)	(\$82,440)	(\$82,440)	(\$94,511)	(\$77,941)	(\$76,961)	\$31,500	\$35,154	\$35,154	\$39,000
	RESERVES											
	(Use of Reserves)	(37,557)		(223,296)		(23,364)				(154,420)	(181,046)	
	Additions to Reserves		68,683		119,608		9,995	189,003	593,816			2,387
	Other Adjustments - PFF's and Sheriff Facility Improvements to SLO County (Divestiture)											
	RESERVES - INCREASE / (DECREASE)	(\$37,557)	\$68,683	(\$223,296)	\$119,608	(\$23,364)	\$9,995	\$189,003	\$593,816	(\$154,420)	(\$181,046)	\$2,387
	NET BUDGETARY SOURCES/USES	\$1	(\$0)	\$0	(\$0)	(\$0)	\$0	(\$0)	(\$0)	\$0	\$0	(\$0)



ADMINISTRATIVE BUDGET





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
ADMINISTRATIVE DEPARTMENT - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) ADMINISTRATIVE DEPARTMENT - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/19	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues	\$1,017,209	\$1,077,768	\$1,125,931	\$1,155,696	\$1,199,829	\$1,322,120	\$1,394,053	\$1,445,153	\$71,608	\$63,518	\$63,640
	Other Sources of Funds	\$842,244	\$960,227	\$1,043,688	\$1,219,553	\$1,018,100	\$956,177	\$1,098,231	\$1,236,417	\$1,431,019	\$1,521,403	\$1,581,035
	Total Sources of Funds	\$1,859,453	\$2,037,995	\$2,169,619	\$2,375,249	\$2,217,929	\$2,278,297	\$2,492,284	\$2,681,570	\$1,502,627	\$1,584,921	\$1,644,675
USES OF FUNDS												
	PERSONNEL SERVICES											
	Salaries & Wages	\$435,716	\$404,011	\$456,518	\$466,046	\$438,475	\$429,218	\$459,330	\$464,384	\$503,117	\$515,500	\$533,380
	Benefits	\$144,807	\$122,075	\$174,129	\$201,007	\$188,252	\$134,317	\$159,083	\$235,839	\$218,098	\$219,800	\$237,745
	Personnel Services	\$580,523	\$526,086	\$630,647	\$667,053	\$626,726	\$563,536	\$618,413	\$700,223	\$721,215	\$735,300	\$771,125
	Services & Supplies	\$276,254	\$259,007	\$263,388	\$246,456	\$233,745	\$273,786	\$333,038	\$318,058	\$444,615	\$484,853	\$522,115
	Operating Crew Benefits Allocation	\$4,713	\$118,879	\$144,839	\$161,542	\$169,578	\$127,606	\$161,638	\$218,382	\$267,688	\$301,250	\$287,795
	Administrative Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Expenditures	\$861,491	\$903,972	\$1,038,874	\$1,075,051	\$1,030,050	\$964,928	\$1,113,089	\$1,236,663	\$1,433,518	\$1,521,403	\$1,581,035
	OPERATING SURPLUS/(DEFICIT)	\$997,963	\$1,134,023	\$1,130,745	\$1,300,198	\$1,187,879	\$1,313,370	\$1,379,195	\$1,444,907	\$69,109	\$63,518	\$63,640



OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 ADMINISTRATIVE DEPARTMENT - GENERAL FUND - 01

ACCOUNT NO.	GENERAL FUND (GF) ADMINISTRATIVE DEPARTMENT - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/19	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
01-4-3100-000	Property Taxes: Current Year - Secured	964,610	1,015,514	1,039,689	1,090,127	1,146,033	1,252,568	1,324,149	1,382,154	56,135	56,135	56,258
01-4-3101-000	Property Taxes: Current Year - Unsecured	21,060	22,876	38,492	39,056	37,339	40,640	45,412	48,138	0	0	0
01-4-3102-000	Property Taxes: Prior Year - Secured	(2,135)	(3,341)	3,742	(1,923)	(2,836)	(2,787)	(3,802)	(2,551)	0	0	0
01-4-3103-000	Property Taxes: Prior Year - Unsecured	1,160	867	1,148	649	695	519	780	1,145	0	0	0
01-4-3105-000	Penalties & Interest	32,901	78	110	61	50	110	314	3,508	0	0	0
01-4-3106-000	Delinq Water, Wastewater & Garbage Charges	2,787	1,442	1,600	1,900	6,503	1,221	2,468	5,910	2,020	0	0
01-4-3120-000	Homeowners' Prop Tax Relief	6,381	6,449	6,253	6,326	6,210	6,315	6,353	6,318	0	0	0
01-4-3121-000	SB 1090	0	0	12,755	12,755	6,377	6,377	6,377	6,377	0	0	0
01-4-3213-100	Will Serve Letter Fee	930	1,470	390	1,110	690	780	980	1,309	1,320	0	0
01-4-3230-100	Misc Income	3	1,807	743	5,967	3,856	3,559	10,785	1,298	816	0	0
01-4-3238-200	Fireworks Permit	1,540	1,540	1,540	1,600	1,236	1,273	874	0	0	0	0
01-4-3243-100	Reimbursements	0	0	0	0	1,385	3,263	263	0	0	0	0
01-4-3300-000	Interest Income	385	43,581	34,556	14,728	9,777	26,302	18,496	14,275	8,927	7,383	7,383
01-4-3557-000	CO Charge: SB 2557	(14,512)	(15,514)	(15,086)	(16,660)	(17,486)	(18,019)	(19,138)	(22,991)	0	0	0
01-4-3606-205	PG&E Energy Rebate	2,100	1,000	0	0	0	0	0	0	0	0	0
01-4-3900-011	Board Member receivable PMT	0	0	0	0	0	0	5	0	0	0	0
01-4-3900-012	Grant Revenues	0	0	0	0	0	0	0	0	2,390	0	0
Total Revenues		\$1,017,209	\$1,077,768	\$1,125,931	\$1,155,696	\$1,199,829	\$1,322,120	\$1,394,053	\$1,445,153	\$71,608	\$63,518	\$63,640
OTHER SOURCES OF FUNDS												
01-54100-376	Allocated Administrative Overhead	842,244	841,347	898,849	1,058,011	848,522	828,571	935,236	1,018,035	1,163,331	1,220,153	1,293,240
01-54100-376	Allocated Operating Crew Overhead	0	118,880	144,839	161,542	169,578	127,606	162,995	218,382	267,688	301,250	287,795
Total Other Sources of Funds		\$842,244	\$960,227	\$1,043,688	\$1,219,553	\$1,018,100	\$956,177	\$1,098,231	\$1,236,417	\$1,431,019	\$1,521,403	\$1,581,035
Total Sources of Funds		\$1,859,453	\$2,037,995	\$2,169,619	\$2,375,249	\$2,217,929	\$2,278,297	\$2,492,284	\$2,681,570	\$1,502,627	\$1,584,921	\$1,644,675
USES OF FUNDS												
PERSONNEL SERVICES												
SALARIES & WAGES												
01-5-4100-010	Salary & Wages	431,860	398,399	455,896	465,901	438,250	428,751	459,094	463,726	503,117	507,000	523,820
01-5-4100-020	Overtime	3,856	5,612	622	146	225	468	236	658	0	8,500	9,560
Total Salaries & Wages		\$435,716	\$404,011	\$456,518	\$466,046	\$438,475	\$429,218	\$459,330	\$464,384	\$503,117	\$515,500	\$533,380
BENEFITS												
01-5-4100-061	PERS Contribution	52,240	28,092	56,178	58,853	74,857	40,148	57,202	78,254	71,336	68,000	75,190
01-5-4100-062	PERS UAL Payment	22,790	30,576	38,419	47,727	5,575	11,433	0	24,939	31,460	31,460	33,360
01-5-4100-070	SUI	2,569	2,463	2,671	3,159	3,341	3,773	0	0	1,409	2,285	2,375
01-5-4100-071	Medicare	6,528	5,904	6,939	6,582	6,939	6,531	7,287	7,808	9,206	8,295	9,575
01-5-4100-072	FICA	837	628	1,543	1,949	2,255	2,309	2,515	2,510	2,999	2,870	3,120
01-5-4100-192	P/R Fed & State Taxes	2,643	3,764	4,905	4,622	4,431	5,124	6,149	15,019	2,501	0	2,600
01-5-4100-075	Compensation Insurance	13,785	5,028	5,269	4,165	4,220	4,624	5,057	4,919	5,142	5,790	6,225
01-5-4100-090	Insurance	42,515	44,721	57,230	73,050	85,734	59,474	80,298	99,072	92,545	99,600	103,800
01-5-4100-097	Cell Phone Allowance	900	900	975	900	900	900	575	1,500	1,500	1,500	1,500
01-5-4100-099	Auto Expense Allowance	0	0	0	0	0	0	0	1,818	0	0	0
Total Benefits		\$144,807	\$122,075	\$174,129	\$201,007	\$188,252	\$134,317	\$159,083	\$235,839	\$218,098	\$219,800	\$237,745
Total Personnel Services		\$580,523	\$526,086	\$630,647	\$667,053	\$626,726	\$563,536	\$618,413	\$700,223	\$721,215	\$735,300	\$771,125



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
ADMINISTRATIVE DEPARTMENT - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) ADMINISTRATIVE DEPARTMENT - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/19	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SERVICES & SUPPLIES												
01-5-4100-110	Communications	8,934	8,102	10,078	10,121	10,141	10,721	10,084	10,063	10,354	11,800	12,275
01-5-4100-150	Insurance	21,373	22,608	24,219	26,576	30,562	35,552	40,614	45,897	50,481	48,000	52,500
01-5-4100-170	Maintenance: Equipment	154	357	434	579	415	325	431	446	0	3,962	4,120
01-5-4100-173	Maint: Structures/ Improvements	10,507	6,799	6,058	5,623	5,555	12,826	7,043	3,956	4,873	14,050	14,615
01-5-4100-180	Memberships	6,858	6,990	7,827	3,877	7,934	8,651	8,643	9,337	9,891	9,900	10,295
01-5-4100-193	Bank Fees	4,262	4,631	3,916	4,074	4,817	4,888	5,454	5,475	5,599	6,450	6,710
01-5-4100-200	Office Expense	6,401	7,286	7,952	5,232	6,834	7,816	6,272	11,655	12,125	8,530	12,610
01-5-4100-202	Office Lease	0	0	0	0	0	0	0	323	119,051	119,051	120,100
01-5-4100-205	Outside UB Mail Service	19,082	0	1,231	27	0	898	0	0	0	1,000	1,040
01-5-4100-210	Postage	348	1,946	505	508	1,075	1,601	906	2,446	140	2,680	2,785
01-5-4100-218	Audit	21,775	20,200	19,820	21,975	21,620	22,340	23,000	36,800	28,080	28,080	29,205
01-5-4100-220	Professional Services	21,686	23,706	23,778	19,417	25,134	37,233	36,835	27,870	47,664	38,750	40,300
01-5-4100-221	Information Technology	6,178	8,846	7,175	3,749	2,363	619	718	360	11,604	5,000	7,065
01-5-4100-223	Legal Services	81,715	85,582	88,808	53,072	41,518	52,867	112,529	81,137	69,843	88,400	91,935
01-5-4100-225	Board Stipends	8,700	9,850	10,050	6,250	9,050	9,300	11,100	8,250	4,933	9,400	9,800
01-5-4100-226	Annual Software Maintenance	14,803	15,306	13,749	17,987	18,994	19,978	20,598	21,131	27,820	27,820	28,950
01-5-4100-230	Required Legal Notice	0	375	436	1,178	1,202	180	241	1,226	0	1,250	1,300
01-5-4100-235	Books/ Journals/ Subscriptions/ Software	6,794	546	341	1,654	470	596	3,910	3,468	3,984	5,200	5,500
01-5-4100-247	LAFCO Annual Charge	15,280	12,790	15,220	10,861	11,120	12,079	12,967	14,270	15,803	14,050	16,435
01-5-4100-248	Permits, Fees, Licenses	495	798	2,272	2,821	4,298	4,780	4,809	7,388	6,760	7,750	7,050
01-5-4100-260	Election Expense	0	549	0	22,845	0	10,684	0	5,895	0	0	10,000
01-5-4100-280	Private Vehicle/ Milage Expense	233	0	181	0	0	0	0	2,265	0	1,100	2,555
01-5-4100-283	Job Advertising Expense	0	412	2,400	0	2,444	1,105	569	1,759	1,015	1,250	1,300
01-5-4100-285	Classes/ Seminars/ Training Fee	2,159	2,959	3,045	1,284	5,196	5,313	7,551	7,730	1,041	15,050	15,650
01-5-4100-286	Board Member Travel	132	439	210	0	0	50	0	0	0	2,290	2,385
01-5-4100-290	Utilities	9,529	11,707	10,671	10,982	9,910	12,467	11,163	12,666	9,392	13,520	14,065
01-5-4100-297	Pass-thru: Delinquent Garbage/ Tax Roll	2,664	1,239	2,556	203	2,220	917	1,221	1,089	1,269	1,510	1,570
01-5-4100-320	Fixed Assets	6,096	5,369	0	0	0	0	5,507	0	0	0	0
01-5-4100-199	Claims & Settlements	0	0	0	0	0	0	0	0	0	0	0
Total Services & Supplies		\$276,254	\$259,007	\$263,388	\$246,456	\$233,745	\$273,786	\$333,038	\$318,058	\$444,615	\$484,853	\$522,115
Operating Crew Benefits & Direct Labor Cost Allocations												
01-5-4100-600	Leave time	0	27,682	31,352	40,861	54,807	29,044	35,187	66,688	105,004	76,050	80,000
01-5-4100-605	Salaries & Wages (Admin)	0	0	0	0	0	0	461	1,998	8,151	3,000	10,115
01-5-4100-601	PERS Contribution	0	23,478	29,785	34,202	30,886	30,017	24,576	32,440	33,062	48,000	49,600
01-5-4100-602	Medicare	0	3,448	3,676	3,884	3,676	4,089	4,510	4,399	4,547	7,050	7,335
01-5-4100-606	P/R Fed & State Taxes	0	0	0	0	0	0	8,643	0	3,425	4,680	4,865
01-5-4100-607	SUI	0	0	0	0	0	0	0	0	0	2,170	2,170
01-5-4100-603	Insurance	0	39,309	58,365	61,454	60,468	50,817	67,774	87,923	84,827	128,400	101,400
01-5-4100-080	Boot Allowance	750	1,000	1,000	1,000	1,000	1,000	1,200	2,100	1,500	1,500	1,560
01-5-4100-100	Clothing	3,963	6,463	6,362	6,491	5,141	6,779	6,088	5,914	8,292	8,500	8,850
01-5-4100-604	Standby	0	17,500	14,300	13,650	13,600	5,860	13,200	16,920	18,880	21,900	21,900
Total Operating Crew Benefits		\$4,713	\$118,879	\$144,839	\$161,542	\$169,578	\$127,606	\$161,638	\$218,382	\$267,688	\$301,250	\$287,795
Total Expenditures		\$861,491	\$903,972	\$1,038,874	\$1,075,051	\$1,030,050	\$964,928	\$1,113,089	\$1,236,663	\$1,433,518	\$1,521,403	\$1,581,035
OPERATING SURPLUS/(DEFICIT)		\$997,963	\$1,134,023	\$1,130,745	\$1,300,198	\$1,187,879	\$1,313,370	\$1,379,195	\$1,444,907	\$69,109	\$63,518	\$63,640
TRANSFERS & ENCUMBRANCES												
	Transfers In	0	0	0	46,263	19,120	0	0	0	0	0	0
	(Transfers Out) - Fire, Lighting, Parks & Rec (Property Taxes)	(1,028,792)	(1,099,004)	(1,242,499)	(1,226,852)	(1,230,363)	(1,256,915)	(1,352,384)	(949,870)	(247,023)	(266,443)	(76,607)
	Encumbrances - Sources of Funding	0	47,904	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated Funds)	0	(47,904)	0	0	0	0	0	0	(3,846)	(3,846)	0
NET TRANSFERS & ENCUMBRANCES		(\$1,028,792)	(\$1,099,004)	(\$1,242,499)	(\$1,180,589)	(\$1,211,243)	(\$1,256,915)	(\$1,352,384)	(\$949,870)	(\$250,869)	(\$270,289)	(\$76,607)
RESERVES												
	(Use of Reserves)	(30,829)		(111,754)		(23,364)				(181,760)	(206,771)	(12,967)
	Additions to Reserves		35,019		119,609		56,454	26,811	495,037			
	Other Adjustments											
RESERVES - INCREASE / (DECREASE)		(\$30,829)	\$35,019	(\$111,754)	\$119,609	(\$23,364)	\$56,454	\$26,811	\$495,037	(\$181,760)	(\$206,771)	(\$12,967)
NET BUDGETARY SOURCES/USES		\$0	(\$0)	\$0	(\$0)	\$0	(\$0)	(\$0)	\$0	\$0	\$0	\$0



FIRE BUDGET





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
FIRE DEPARTMENT - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) FIRE DEPARTMENT - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 APPROVED BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
USES OF FUNDS												
PERSONNEL SERVICES												
	Salaries & Wages	\$92	\$20	\$0	\$0	\$181	\$0	\$0	\$0	\$0	\$0	\$0
	Benefits	\$5,723	\$7,641	\$7,803	\$13,687	\$848	\$638	\$815	\$2,292	\$180,711	\$189,270	\$0
	Personnel Services	\$5,816	\$7,662	\$7,803	\$13,687	\$1,029	\$638	\$815	\$2,292	\$180,711	\$189,270	\$0
	Services & Supplies	\$923,717	\$1,010,777	\$1,158,278	\$1,141,502	\$1,146,808	\$1,151,601	\$1,153,408	\$864,940	\$0	\$0	\$0
	Capital Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Administrative Cost Allocation	\$34,690	\$33,654	\$35,954	\$27,172	\$33,941	\$33,143	\$28,057	\$20,361	\$0	\$0	\$0
	Total Expenditures	\$964,222	\$1,052,092	\$1,202,035	\$1,182,361	\$1,181,778	\$1,185,381	\$1,182,280	\$887,593	\$180,711	\$189,270	\$0
	OPERATING SURPLUS/(DEFICIT)	(\$964,222)	(\$1,052,092)	(\$1,202,035)	(\$1,182,361)	(\$1,181,778)	(\$1,185,381)	(\$1,182,280)	(\$887,593)	(\$180,711)	(\$189,270)	\$0



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
FIRE DEPARTMENT - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) FIRE DEPARTMENT - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 APPROVED BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
Total Revenues		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER SOURCES OF FUNDS												
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
USES OF FUNDS												
PERSONNEL SERVICES												
SALARIES & WAGES												
01-5-4200-010	Salary & Wages	92	0	0	0	181	0	0	0	0	0	0
Total Salaries & Wages		\$92	\$20	\$0	\$0	\$181	\$0	\$0	\$0	\$0	\$0	\$0
BENEFITS												
01-5-4200-062	PERS UAL Payment	5,700	7,046	7,079	12,879	0	0	0	1,200	180,711	189,270	0
01-5-4200-062	Medicare	2	0	0	0	0	0	0	0	0	0	0
01-5-4200-075	FICA	0	0	0	0	0	0	0	0	0	0	0
01-5-4200-090	Insurance	19	1	0	0	0	0	0	0	0	0	0
	Operating Crew Benefits Allocation	0	594	724	808	848	638	815	1,092	0	0	0
Total Benefits		\$5,723	\$7,641	\$7,803	\$13,687	\$848	\$638	\$815	\$2,292	\$180,711	\$189,270	\$0
Total Personnel Services		\$5,816	\$7,662	\$7,803	\$13,687	\$1,029	\$638	\$815	\$2,292	\$180,711	\$189,270	\$0
SERVICES & SUPPLIES												
01-5-4200-077	JPA - Quarterly Payments	808,530	987,362	1,138,148	1,138,148	1,138,148	1,138,148	0	0	0	0	0
01-5-4200-100	Clothing	0	0	0	0	0	0	0	0	0	0	0
01-5-4200-220	Contract Fire and Emergency Services	0	0	0	0	0	0	1,151,000	853,000	0	0	0
01-5-4200-110	Communication	28,929	92	578	664	582	601	111	0	0	0	0
01-5-4200-170	Maintenance - Equipment	62	0	0	0	0	0	0	0	0	0	0
01-5-4200-173	Maintenance - Structure/ Improvements	1,262	1,378	0	0	0	0	0	0	0	0	0
01-5-4200-175	Operating Supplies	0	32	0	0	0	0	0	0	0	0	0
01-5-4200-200	Office Expense	0	34	323	0	93	213	0	80	0	0	0
01-5-4200-210	Postage	0	0	708	0	0	0	0	0	0	0	0
01-5-4200-220	Professional Services	16,165	17,150	14,750	0	5,294	9,351	138	11,204	0	0	0
01-5-4200-290	Utilities	3,193	4,353	3,771	2,207	2,101	1,603	1,355	656	0	0	0
01-5-4200-291	Sandbags	386	375	0	483	590	1,686	804	0	0	0	0
01-5-4200-320	Fixed Assets - Equipment	65,189	0	0	0	0	0	0	0	0	0	0
Total Services & Supplies		\$923,717	\$1,010,777	\$1,158,278	\$1,141,502	\$1,146,808	\$1,151,601	\$1,153,408	\$864,940	\$0	\$0	\$0
CAPITAL OVERLAY												
Total Capital Overlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATIVE COST ALLOCATION												
01-5-4200-376	Allocated Overhead - Admin	34,690	33,654	35,954	27,172	33,941	33,143	28,057	20,361	0	0	0
Total Administrative Cost Allocation		\$34,690	\$33,654	\$35,954	\$27,172	\$33,941	\$33,143	\$28,057	\$20,361	\$0	\$0	\$0
Total Expenditures		\$964,222	\$1,052,092	\$1,202,035	\$1,182,361	\$1,181,778	\$1,185,381	\$1,182,280	\$887,593	\$180,711	\$189,270	\$0
OPERATING SURPLUS/(DEFICIT)		(\$964,222)	(\$1,052,092)	(\$1,202,035)	(\$1,182,361)	(\$1,181,778)	(\$1,185,381)	(\$1,182,280)	(\$887,593)	(\$180,711)	(\$189,270)	\$0
TRANSFERS & ENCUMBRANCES												
	Transfers In - Property Taxes	964,222	1,052,092	1,202,035	1,182,360	1,192,030	1,197,394	1,294,670	887,593	180,711	189,270	0
	(Transfers Out) - Water & Wastewater Funds					(10,252)	(12,013)	(112,390)			0	0
	Encumbrances - Sources of Funding										0	0
	Encumbrances - (Designated Funds)										0	0
NET TRANSFERS & ENCUMBRANCES		\$964,222	\$1,052,092	\$1,202,035	\$1,182,360	\$1,181,778	\$1,185,381	\$1,182,280	\$887,593	\$180,711	\$189,270	\$0



LIGHTING BUDGET





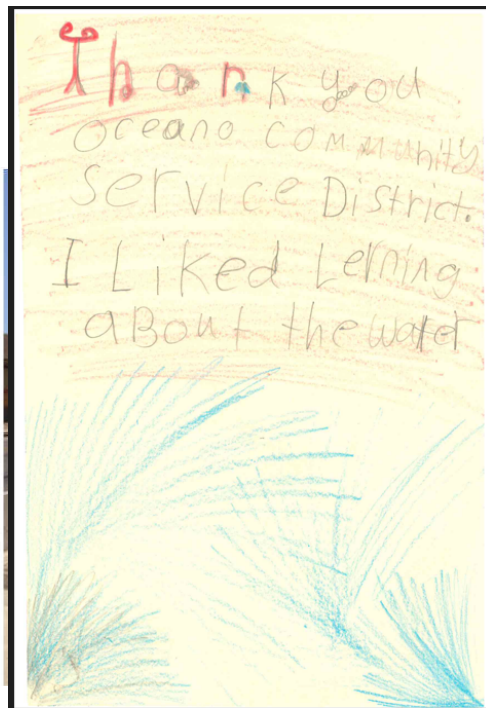
**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
LIGHTING - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) LIGHTING - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
USES OF FUNDS												
PERSONNEL SERVICES												
	Salaries & Wages	\$0	\$0	\$0	\$1,287	\$55	\$0	\$0	\$0	\$189	\$2,050	\$2,120
	Benefits	\$0	\$594	\$724	\$808	\$848	\$638	\$815	\$1,092	\$1,338	\$1,506	\$1,439
	Personnel Services	\$0	\$594	\$724	\$2,095	\$902	\$638	\$815	\$1,092	\$1,527	\$3,556	\$3,559
	Services & Supplies	\$30,898	\$37,904	\$30,752	\$33,339	\$28,339	\$49,886	\$35,250	\$35,734	\$36,641	\$41,080	\$42,724
	Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Administrative Cost	\$8,672	\$8,413	\$8,988	\$9,057	\$8,485	\$8,286	\$9,352	\$10,180	\$11,633	\$12,202	\$12,932
	Total Expenditures	\$39,570	\$46,912	\$40,464	\$44,491	\$37,726	\$58,810	\$45,417	\$47,006	\$49,801	\$56,838	\$59,215
	OPERATING SURPLUS/(DEFICIT)	(\$39,570)	(\$46,912)	(\$40,464)	(\$44,491)	(\$37,726)	(\$58,810)	(\$45,417)	(\$47,006)	(\$49,801)	(\$56,838)	(\$59,215)



OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 LIGHTING - GENERAL FUND - FUND 01

ACCOUNT NO.	GENERAL FUND (GF) LIGHTING - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
Total Revenues		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER SOURCES OF FUNDS												
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
USES OF FUNDS												
PERSONNEL SERVICES												
SALARIES & WAGES												
01-5-4195-010	Salaries & Wages	0	0	0	1,287	55	0	0	0	189	2,050	2,120
Total Salaries & Wages		\$0	\$0	\$0	\$1,287	\$55	\$0	\$0	\$0	\$189	\$2,050	\$2,120
BENEFITS												
	Operating Crew Benefits Allocation	0	594	724	808	848	638	815	1,092	1,338	1,506	1,439
Total Benefits		\$0	\$594	\$724	\$808	\$848	\$638	\$815	\$1,092	\$1,338	\$1,506	\$1,439
Total Personnel Services		\$0	\$594	\$724	\$2,095	\$902	\$638	\$815	\$1,092	\$1,527	\$3,556	\$3,559
SERVICES & SUPPLIES												
01-5-4195-175	Operating Supplies	0	0	559	47	334	6,147	20	292	1,180	2,600	2,704
01-5-4195-295	Street Lighting	30,898	37,904	30,193	33,292	28,004	32,273	35,230	35,442	35,461	38,480	40,020
01-5-4195-220	Professional Services	0	0	0	0	0	11,466	0	0	0	0	0
Total Services & Supplies		\$30,898	\$37,904	\$30,752	\$33,339	\$28,339	\$49,886	\$35,250	\$35,734	\$36,641	\$41,080	\$42,724
CAPITAL OUTLAY												
Total Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATIVE COST ALLOCATION												
01-5-4195-376	Administrative Cost Allocation	8,672	8,413	8,988	9,057	8,485	8,286	9,352	10,180	11,633	12,202	12,932
Total Administrative Cost Allocation		\$8,672	\$8,413	\$8,988	\$9,057	\$8,485	\$8,286	\$9,352	\$10,180	\$11,633	\$12,202	\$12,932
Total Expenditures		\$39,570	\$46,912	\$40,464	\$44,491	\$37,726	\$58,810	\$45,417	\$47,006	\$49,801	\$56,838	\$59,215
OPERATING SURPLUS/(DEFICIT)		(\$39,570)	(\$46,912)	(\$40,464)	(\$44,491)	(\$37,726)	(\$58,810)	(\$45,417)	(\$47,006)	(\$49,801)	(\$56,838)	(\$59,215)
TRANSFERS & ENCUMBRANCES												
	Transfers In - Property Taxes	39,570	46,912	40,464	44,492	38,333	59,521	52,065	47,006	49,801	56,838	59,215
	(Transfers Out)	0	0	0	0	(606)	(711)	(6,648)	0	0	0	0
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated)	0	0	0	0	0	0	0	0	0	0	0
NET TRANSFERS & ENCUMBRANCES		\$39,570	\$46,912	\$40,464	\$44,492	\$37,727	\$58,810	\$45,417	\$47,006	\$49,801	\$56,838	\$59,215



PARKS & RECREATION BUDGET





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
PARKS & RECREATION - GENERAL FUND - 01**

ACCOUNT NO.	GENERAL FUND (GF) PARKS AND RECREATION DEPARTMENT - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 APPROVED BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$8,793	\$8,265	\$0	\$0	\$0
	Total Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$8,793	\$8,265	\$0	\$0	\$0
USES OF FUNDS												
	Salaries & Wages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Services & Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$9,766	\$8,265	\$1,032	\$4,287	\$4,460
	Capital Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Administrative Cost Allocation	\$0	\$0	\$0	\$0	\$0	\$0	\$4,676	\$15,271	\$11,633	\$12,202	\$12,932
	Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$14,442	\$23,536	\$12,665	\$16,489	\$17,392
	OPERATING SURPLUS/(DEFICIT)	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,649)	(\$15,271)	(\$12,665)	(\$16,489)	(\$17,392)



OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 PARKS & RECREATION - GENERAL FUND - FUND 01

ACCOUNT NO.	GENERAL FUND (GF) PARKS & RECREATION - 01	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
Total Revenues		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER SOURCES OF FUNDS												
01-4-3900-012	Parks Ca Grant Revenues	0	0	0	0	0	0	8,793	5,765	0	0	0
01-4-3900-012	SLO County Community Project Grant - Community Celebration	0	0	0	0	0	0	0	2,500	0	0	0
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$8,793	\$8,265	\$0	\$0	\$0
Total Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$8,793	\$8,265	\$0	\$0	\$0
USES OF FUNDS												
PERSONNEL SERVICES												
SALARIES & WAGES												
01-5-4850-010	Salaries & Wages	0	0	0	0	0	0	0	0	0	0	0
Total Salaries & Wages		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BENEFITS												
01-5-4850-377	Operating Crew Benefits Allocation	0	0	0	0	0	0	0	0	0	0	0
Total Benefits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Personnel Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SERVICES & SUPPLIES												
01-5-4850-301	Oceano Parks & Recreation Events	0	0	0	0	0	0	0	0	1,032	4,287	4,460
01-5-4850-302	SLO County Community Project Grant - Community Celebration Pop-Up Tent/ Banner	0	0	0	0	0	0	973	0	0	0	0
01-5-4850-302	Parks CA Grant Expenses	0	0	0	0	0	0	0	2,500	0	0	0
01-5-4850-302	OPARC Activities thru 12/31/2025	0	0	0	0	0	0	8,793	5,765	0	0	0
Total Services & Supplies		\$0	\$0	\$0	\$0	\$0	\$0	\$9,766	\$8,265	\$1,032	\$4,287	\$4,460
CAPITAL OUTLAY												
Total Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADMINISTRATIVE COST ALLOCATION												
01-5-4850-376	Administrative Cost Allocation	0	0	0	0	0	0	4,676	15,271	11,633	12,202	12,932
Total Administrative Cost Allocation		\$0	\$0	\$0	\$0	\$0	\$0	\$4,676	\$15,271	\$11,633	\$12,202	\$12,932
Total Expenditures		\$0	\$0	\$0	\$0	\$0	\$0	\$14,442	\$23,536	\$12,665	\$16,489	\$17,392
OPERATING SURPLUS/(DEFICIT)		\$0	\$0	\$0	\$0	\$0	\$0	(\$5,649)	(\$15,271)	(\$12,665)	(\$16,489)	(\$17,392)
TRANSFERS & ENCUMBRANCES												
	Transfers In - Property Taxes	0	0	0	0	0	0	5,649	15,271	16,511	20,335	17,392
	(Transfers Out)	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated)	0	0	0	0	0	0	0	0	(3,846)	(3,846)	0
NET TRANSFERS & ENCUMBRANCES		\$0	\$0	\$0	\$0	\$0	\$0	\$5,649	\$15,271	\$12,665	\$16,489	\$17,392



FACILITIES FUND





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
FACILITIES - FUND 10**

ACCOUNT NO.	GENERAL FUND (GF) FACILITIES - 10	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues	\$169,127	\$162,852	\$152,627	\$163,053	\$150,596	\$157,029	\$166,469	\$108,773	\$29,000	\$14,200	\$29,000
	Other Sources of Funds	\$0	\$38,358	\$0	\$0	\$0	\$0	\$7,895	\$0	\$93,444	\$0	\$0
	Total Sources of Funds	\$169,127	\$201,210	\$152,627	\$163,053	\$150,596	\$157,029	\$174,364	\$108,773	\$122,444	\$14,200	\$29,000
USES OF FUNDS												
	Salaries & Wages	\$1,041	\$2,670	\$3,039	\$344	\$1,893	\$3,972	\$1,533	\$2,228	\$2,453	\$4,500	\$5,060
	Benefits	\$285	\$1,189	\$1,448	\$1,615	\$1,696	\$1,276	\$1,630	\$2,184	\$4,015	\$4,519	\$4,317
	Personnel Services	\$1,326	\$3,859	\$4,487	\$1,960	\$3,588	\$5,248	\$3,163	\$4,412	\$6,468	\$9,019	\$9,377
	Services & Supplies	\$60,161	\$7,970	\$8,060	\$14,276	\$13,294	\$33,704	\$12,555	\$14,211	\$20,588	\$4,000	\$23,870
	Capital Outlay	\$22,239	\$39,622	\$133,228	\$0	\$0	\$66,177	\$24,502	\$7,600	\$93,444	\$0	\$0
	Administrative Cost	\$34,690	\$33,654	\$35,954	\$18,115	\$30,941	\$33,143	\$14,029	\$15,271	\$17,450	\$18,302	\$19,399
	Total Expenditures	\$118,415	\$85,106	\$181,729	\$34,350	\$47,823	\$138,272	\$54,249	\$41,494	\$137,950	\$31,321	\$52,646
	OPERATING SURPLUS/(DEFICIT)	\$50,712	\$116,105	(\$29,102)	\$128,702	\$102,773	\$18,757	\$120,115	\$67,279	(\$15,506)	(\$17,121)	(\$23,646)
	TRANSFERS & ENCUMBRANCES											
	Transfers In - From Water Fund	31,500	31,500	31,500	31,500	31,500	31,500	55,373	31,500	39,000	39,000	39,000
	(Transfers Out)	(113,940)	(113,940)	(113,940)	(113,940)	(113,940)	(95,296)	(13,296)	0	0	0	0
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	0	0	0	0	0
	NET TRANSFERS & ENCUMBRANCES	(\$82,440)	(\$82,440)	(\$82,440)	(\$82,440)	(\$82,440)	(\$63,796)	\$42,077	\$31,500	\$39,000	\$39,000	\$39,000
	RESERVES											
	(Use of Reserves)	(31,728)	0	(111,542)	0	0	(45,093)	0	0	0	0	0
	Additions to Reserves	0	33,665	0	46,262	20,333	0	162,192	98,779	23,494	21,879	15,354
	Other Adjustments - PFF's and Sheriff Facility Improvements	0	0	0	0	0	0	0	0	0	0	0
	RESERVES - INCREASE / (DECREASE)	(\$31,728)	\$33,665	(\$111,542)	\$46,262	\$20,333	(\$45,093)	\$162,192	\$98,779	\$23,494	\$21,879	\$15,354
	NET BUDGETARY SOURCES/USES	(\$0)	(\$0)	\$0	\$0	(\$0)	\$54	\$0	\$0	\$0	\$0	\$0



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
FACILITIES - FUND 10**

ACCOUNT NO.	GENERAL FUND (GF) FACILITIES - 10	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
10-4-3257-000	Utility Reimbursement	1,202	2,209	1,947	1,579	1,546	2,887	2,585	2,633	17,000	2,200	17,000
10-4-3258-000	Old Fire Station Rent	10,725	10,725	10,725	11,775	12,000	12,000	12,000	12,000	12,000	12,000	12,000
10-4-3259-000	Fire Rent	15,000	15,000	15,000	15,000	15,000	15,000	0	0	0	0	0
10-4-3260-000	Lease - Sheriff Facility	113,940	113,940	113,940	113,940	113,940	122,175	129,792	76,432	0	0	0
	Public Facilities Fees	27,280	20,060	10,158	20,528	7,878	2,387	22,092	4,718	0	0	0
10-4-3300-003	Interest Income	980	919	857	231	232	2,579	0	12,990	0	0	0
Total Revenues		\$169,127	\$162,852	\$152,627	\$163,053	\$150,596	\$157,029	\$166,469	\$108,773	\$29,000	\$14,200	\$29,000
OTHER SOURCES OF FUNDS												
	Nuclear Power Preparedness - Emergency Generator	0	38,358	0	0	0	0	0	0	0	0	0
	Electric Vehicle Charging Stations Grant/ Rebate	0	0	0	0	0	0	7,895	0	0	0	0
10-4-3261-000	PEG Funding - Boardroom Upgrades	0	0	0	0	0	0	0	0	93,444	0	0
Total Other Sources of Funds		\$0	\$38,358	\$0	\$0	\$0	\$0	\$7,895	\$0	\$93,444	\$0	\$0
Total Sources of Funds		\$169,127	\$201,210	\$152,627	\$163,053	\$150,596	\$157,029	\$174,364	\$108,773	\$122,444	\$14,200	\$29,000
USES OF FUNDS												
SALARIES & WAGES												
10-5-4300-010	Salary & Wages	807	1,834	2,925	344	1,891	3,654	1,533	2,228	2,453	4,500	5,060
Total Salaries & Wages		\$1,041	\$2,670	\$3,039	\$344	\$1,893	\$3,972	\$1,533	\$2,228	\$2,453	\$4,500	\$5,060
BENEFITS												
	Operating Crew Overhead	0	1,189	1,448	1,615	1,696	1,276	1,630	2,184	4,015	4,519	4,317
Total Benefits		\$285	\$1,189	\$1,448	\$1,615	\$1,696	\$1,276	\$1,630	\$2,184	\$4,015	\$4,519	\$4,317
Total Personnel Services		\$1,326	\$3,859	\$4,487	\$1,960	\$3,588	\$5,248	\$3,163	\$4,412	\$6,468	\$9,019	\$9,377
SERVICES & SUPPLIES												
10-5-4300-110	Communication	25	33	27	28	23	33	29	29	0	0	0
10-5-4300-163	Maint: Structure/ Improvements	40,683	3,148	2,599	9,389	10,237	4,848	9,692	13,434	17,000	3,000	20,120
10-5-4300-173	So: Maint. Structures/ Improvements	18,590	2,465	4,659	4,860	3,034	4,414	2,460	748	3,588	1,000	3,750
10-5-4300-220	Professional Services	550	1,505	775	0	0	24,409	374	0	0	0	0
10-5-4300-290	Utilities	118	0	0	0	0	0	0	0	0	0	0
Total Services & Supplies		\$60,161	\$7,970	\$8,060	\$14,276	\$13,294	\$33,704	\$12,555	\$14,211	\$20,588	\$4,000	\$23,870



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
FACILITIES - FUND 10**

ACCOUNT NO.	GENERAL FUND (GF) FACILITIES - 10	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
CAPITAL OUTLAY												
10-5-4300-320	Fixed Assets	0	0	12,800	0	0	0	0	0	0	0	0
10-5-4300-366	Emergency Generator Project	22,239	39,622	120,428	0	0	0	0	0	0	0	0
	HVAC System	0	0	0	0	0	0	7,600	0	0	0	0
	Office Remodel & Parking Lot Resurface Project	0	0	0	0	0	66,177	6,356	0	0	0	0
	Boardroom Upgrades	0	0	0	0	0	0	0	93,444	0	0	0
	Total Capital Outlay	\$22,239	\$39,622	\$133,228	\$0	\$0	\$66,177	\$24,502	\$7,600	\$93,444	\$0	\$0
ADMINISTRATIVE COST ALLOCATION												
10-5-4300-376	Admin Allocation	34,690	33,654	35,954	18,115	30,941	33,143	14,029	15,271	17,450	18,302	19,399
	Total Administrative Cost Allocation	\$34,690	\$33,654	\$35,954	\$18,115	\$30,941	\$33,143	\$14,029	\$15,271	\$17,450	\$18,302	\$19,399
	Total Expenditures	\$118,415	\$85,106	\$181,729	\$34,350	\$47,823	\$138,272	\$54,249	\$41,494	\$137,950	\$31,321	\$52,646
	OPERATING SURPLUS/(DEFICIT)	\$50,712	\$116,105	(\$29,102)	\$128,702	\$102,773	\$18,757	\$120,115	\$67,279	(\$15,506)	(\$17,121)	(\$23,646)
TRANSFERS & ENCUMBRANCES												
	Transfers In - From Water Fund	31,500	31,500	31,500	31,500	31,500	31,500	55,373	31,500	39,000	39,000	39,000
	(Transfers Out)	(113,940)	(113,940)	(113,940)	(113,940)	(113,940)	(95,296)	(13,296)	0	0	0	0
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	0	0	0	0	0
	NET TRANSFERS & ENCUMBRANCES	(\$82,440)	(\$82,440)	(\$82,440)	(\$82,440)	(\$82,440)	(\$63,796)	\$42,077	\$31,500	\$39,000	\$39,000	\$39,000
RESERVES												
	(Use of Reserves)	(31,728)		(111,542)			(45,093)					0
	Additions to Reserves		33,665		46,262	20,333		162,192	98,779	23,494	21,879	15,354
	Other Adjustments - PFF's and Sheriff's Carpet to County of SLO (Divestiture)							0				0
	RESERVES - INCREASE / (DECREASE)	(\$31,728)	\$33,665	(\$111,542)	\$46,262	\$20,333	(\$45,093)	\$162,192	\$98,779	\$23,494	\$21,879	\$15,354
	NET BUDGETARY SOURCES/USES	(\$0)	(\$0)	\$0	\$0	(\$0)	\$54	\$0	\$0	\$0	\$0	\$0



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
ENTERPRISE FUNDS**

ACCOUNT NO.	ENTERPRISE FUNDS	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Water Rate Revenue	\$2,298,272	\$2,369,720	\$2,628,292	\$2,913,584	\$3,147,959	\$3,820,103	\$4,927,882	\$3,402,557	\$3,822,027	\$3,819,985	\$4,133,648
	Wastewater Rate Revenue	\$393,600	\$398,818	\$403,257	\$402,314	\$403,128	\$408,496	\$469,333	\$454,057	\$789,377	\$871,354	\$1,407,171
	Solid Waste Franchisee Fee Revenue	\$92,784	\$94,892	\$85,384	\$61,222	\$52,896	\$72,392	\$93,018	\$74,540	\$190,277	\$129,819	\$198,299
	Equipment (Funded by the three Enterprise Funds)	\$102,115	\$54,418	\$56,370	\$25,894	\$32,123	\$22,302	\$19,330	\$84,868	\$13,474	\$27,944	\$28,905
	Total Sources of Funds	\$2,886,771	\$2,917,848	\$3,173,303	\$3,403,014	\$3,636,107	\$4,323,294	\$5,509,563	\$4,016,022	\$4,815,155	\$4,849,102	\$5,768,023
USES OF FUNDS												
	Water	\$2,348,851	\$2,535,876	\$2,867,972	\$2,676,056	\$2,415,834	\$3,543,762	\$4,622,960	\$3,407,621	\$3,612,380	\$3,762,292	\$3,999,051
	Wastewater	\$526,358	\$564,942	\$490,149	\$406,868	\$438,930	\$471,342	\$442,162	\$644,012	\$677,074	\$806,674	\$1,187,719
	Solid Waste	\$75,838	\$95,573	\$107,025	\$81,608	\$139,085	\$122,099	\$116,109	\$109,087	\$123,197	\$136,996	\$157,524
	Equipment	\$104,922	\$21,423	\$18,018	\$8,228	\$14,757	\$16,972	\$143,025	\$76,029	\$9,449	\$23,920	\$24,880
	Total Expenditures	\$3,055,969	\$3,217,815	\$3,483,164	\$3,172,760	\$3,008,606	\$4,154,176	\$5,324,256	\$4,236,749	\$4,422,100	\$4,729,882	\$5,369,174
OPERATING SURPLUS/(DEFICIT)												
	Water	(\$50,579)	(\$166,156)	(\$239,680)	\$237,528	\$732,125	\$276,341	\$304,922	(\$5,064)	\$209,647	\$57,693	\$134,597
	Wastewater	(\$132,758)	(\$166,124)	(\$86,892)	(\$4,554)	(\$35,802)	(\$62,846)	\$27,171	(\$189,955)	\$112,303	\$64,680	\$219,452
	Solid Waste	\$16,946	(\$681)	(\$21,641)	(\$20,386)	(\$86,189)	(\$49,707)	(\$23,091)	(\$34,547)	\$67,080	(\$7,177)	\$40,775
	Equipment	(\$2,807)	\$32,995	\$38,352	\$17,666	\$5,329	(\$123,695)	\$8,839	\$4,025	\$4,024		\$4,025
	OPERATING SURPLUS/(DEFICIT)	(\$169,198)	(\$299,966)	(\$309,861)	\$230,254	\$627,501	\$169,118	\$185,307	(\$220,727)	\$393,055	\$119,220	\$398,849
TRANSFERS & ENCUMBRANCES												
	Transfers In	146,440	121,440	121,440	121,440	135,937	119,782	166,276	9,396	7,500	0	0
	(Transfers Out)	(141,116)	(93,418)	(95,370)	(64,894)	(32,124)	(64,145)	(161,340)	(82,868)	(66,944)	(66,944)	(67,905)
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	600,000	600,000	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	(122,000)	0	(1,072,409)	(1,072,409)	0
	NET TRANSFERS & ENCUMBRANCES	\$5,324	\$28,022	\$26,070	\$56,546	\$103,813	\$55,637	(\$117,064)	(\$73,472)	(\$531,853)	(\$539,353)	(\$67,905)
RESERVES												
	(Use of Reserves)	(163,874)	(271,943)	(283,791)					(294,199)	(138,798)	(420,133)	0
	Additions to Reserves				286,800	731,314	224,755	68,243			0	330,943
	Other Adjustments										0	0
	RESERVES - INCREASE / (DECREASE)	(\$163,874)	(\$271,943)	(\$283,791)	\$286,800	\$731,314	\$224,755	\$68,243	(\$294,199)	(\$138,798)	(\$420,133)	\$330,943
	NET BUDGETARY SOURCES/USES	\$0	(\$1)	\$0	(\$0)	\$0	\$0	(\$0)	\$0	\$0	\$0	\$1



WATER FUND





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WATER FUND - 02**

ACCOUNT NO.	WATER FUND WATER DEPARTMENT - 02	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues (Water Rate Revenue)	\$2,298,272	\$2,265,403	\$2,496,145	\$2,744,996	\$3,006,672	\$3,037,904	\$3,450,373	\$3,633,357	\$3,822,027	\$3,819,985	\$4,133,648
	Other Sources of Funds	\$0	\$104,318	\$132,147	\$168,588	\$141,287	\$782,199	\$1,477,509	\$148,376	\$0	\$0	\$0
	Total Sources of Funds	\$2,298,272	\$2,369,720	\$2,628,292	\$2,913,584	\$3,147,959	\$3,820,103	\$4,927,882	\$3,781,733	\$3,822,027	\$3,819,985	\$4,133,648
USES OF FUNDS												
	Salaries & Wages	\$149,429	\$163,191	\$173,399	\$192,583	\$151,297	\$198,182	\$216,849	\$194,575	\$213,942	\$305,250	\$317,493
	Benefits	\$50,000	\$75,740	\$131,079	\$108,821	\$113,844	\$88,669	\$112,004	\$146,653	\$178,520	\$200,700	\$189,009
	Personnel Services	\$199,429	\$238,932	\$304,478	\$301,405	\$265,141	\$286,852	\$328,853	\$341,228	\$392,462	\$505,950	\$506,502
	Services & Supplies	\$1,515,358	\$1,650,517	\$1,772,606	\$1,630,366	\$1,546,439	\$1,835,094	\$1,979,003	\$2,318,185	\$2,187,702	\$2,193,890	\$2,397,605
	Capital Outlay	\$243,804	\$267,821	\$386,406	\$200,848	\$156,169	\$905,512	\$1,699,958	\$554,544	\$280,217	\$276,360	\$265,000
	Debt Service	\$0	\$0	\$0	\$0	\$13,249	\$19,162	\$54,005	\$54,000	\$54,000	\$54,000	\$54,000
	Administrative Cost	\$390,260	\$378,606	\$404,482	\$543,437	\$434,835	\$497,142	\$561,142	\$610,821	\$697,999	\$732,092	\$775,944
	Total Expenditures	\$2,348,851	\$2,535,876	\$2,867,972	\$2,676,056	\$2,415,834	\$3,543,762	\$4,622,960	\$3,878,778	\$3,612,380	\$3,762,292	\$3,999,051
	OPERATING SURPLUS/(DEFICIT)	(\$50,579)	(\$166,156)	(\$239,680)	\$237,528	\$732,125	\$276,341	\$304,922	(\$97,045)	\$209,647	\$57,693	\$134,597
	TRANSFERS & ENCUMBRANCES											
	Transfers In - From General & Solid Waste Funds	0	0	0	0	14,497	11,325	105,857	1,896	0	0	0
	(Transfers Out) - To General, Solid Waste, Equipment	(91,641)	(71,375)	(72,595)	(53,727)	(18,270)	(51,685)	(79,965)	(47,133)	(54,894)	(54,894)	(55,440)
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	600,000	600,000	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	(69,540)	0	(893,715)	(893,715)	0
	NET TRANSFERS & ENCUMBRANCES	(\$91,641)	(\$71,375)	(\$72,595)	(\$53,727)	(\$3,773)	(\$40,360)	(\$43,648)	(\$45,237)	(\$348,609)	(\$348,609)	(\$55,440)
	RESERVES											
	(Use of Reserves)	(142,220)	(237,530)	(312,275)	0	0	0	0	(142,282)	(138,962)	(290,916)	0
	Additions to Reserves	0	0	0	183,801	728,352	235,981	261,274	0	0	0	79,157
	Other Adjustments	0	0	0	0	0	0	0	0	0	0	0
	RESERVES - INCREASE / (DECREASE)	(\$142,220)	(\$237,530)	(\$312,275)	\$183,801	\$728,352	\$235,981	\$261,274	(\$142,282)	(\$138,962)	(\$290,916)	\$79,157
	NET BUDGETARY SOURCES/USES	(\$0)	\$1	\$0	(\$0)	(\$0)	(\$0)	\$0	\$0	\$0	\$0	(\$0)



OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 WATER FUND - 02

ACCOUNT NO.	WATER FUND WATER DEPARTMENT - 02	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
02-4-3200-000	Water Rate Revenue - PROP 218	1,700,274	1,677,126	1,779,573	2,330,778	2,757,779	2,888,209	3,169,951	3,278,834	3,566,018	3,571,834	3,883,427
02-4-3203-000/001	Revenue Accrual	2,144	4,652	39,742	11,122	14,882	8,669	60,450	23,559	0	0	0
02-4-3204-000	Sales: Lopez	475,743	457,660	487,270	307,184	0	0	0	0	0	0	0
02-4-3206-000	Front Footage Fees	8,160	0	26,030	13,518	34,381	4,080	4,814	8,160	24,480	24,480	24,480
02-4-3207-000	Sales: U/B Courtesy Notice	4,240	4,322	4,345	4,235	3,817	3,810	3,623	3,424	3,316	3,700	3,550
02-4-3208-000	Delinquent U/B Acct Fees	25,470	28,481	23,305	210	29,778	62,425	81,482	72,377	63,198	65,000	67,600
02-4-3209-000	Capacity Charges	27,758	28,741	56,904	23,246	82,265	22,844	15,259	129,980	40,704	40,704	40,704
02-4-3210-000	Meter Fees	8,296	6,750	16,818	10,840	20,250	12,150	8,100	32,400	8,100	8,100	8,100
02-4-3211-000	Lopez Connection Fees	5,000	5,000	10,000	4,000	14,000	4,000	2,000	0	6,000	6,000	6,000
02-4-3212-000	New Account Setup Fee	2,421	2,700	3,180	4,530	4,980	4,650	4,350	4,770	3,960	4,500	4,120
02-4-3217-297	Wheeling/Fire Protection	24,390	22,622	21,383	22,952	21,520	20,993	21,871	25,354	24,411	25,000	25,000
02-4-3230-350	Reimbursement - New Development	3,315	4,852	3,916	2,804	9,308	2,214	9,627	1,868	11,150	11,150	11,150
02-4-3255-000	Inspection Fees	150	150	275	200	450	300	150	575	300	300	300
02-4-3300-000	Interest Income	146	149	150	147	118	30	65,878	31,707	65,553	54,217	54,217
02-4-3900-000	Other Income	2,957	0	0	1,852	919	0	313	859	0	0	0
02-4-3905-000	Claims & Settlements	0	0	0	0	0	0	944	15,406	0	0	0
02-4-3224-000	Backflow Fees	0	0	0	1,903	1,880	1,953	617	4,084	4,837	5,000	5,000
Total Revenues		\$2,298,272	\$2,265,403	\$2,496,145	\$2,744,996	\$3,006,672	\$3,037,904	\$3,450,373	\$3,633,357	\$3,822,027	\$3,819,985	\$4,133,648
OTHER SOURCES OF FUNDS												
	WRRP Grant Phase #1	0	104,318	132,147	0	0	0	0	0	0	0	0
	WRRP Grant Phase #2	0	0	0	168,588	0	0	0	0	0	0	0
	Prop 1: Stormwater Recapture	0	0	0	0	135,396	266,146	1,252,509	148,376	0	0	0
	Prop 1: WRRP #1-1 & #1-9	0	0	0	0	5,891	248,053	0	0	0	0	0
	Rental Income (Sheriff Building Transfer 15/16)	0	0	0	0	0	0	0	0	0	0	0
	Small Community Drought Grant - WRRP Project 1-1 & 1-9	0	0	0	0	0	268,000	0	0	0	0	0
	CDBG Grant - Water Tank Rehab Project	0	0	0	0	0	0	225,000	0	0	0	0
Total Other Sources of Funds		\$0	\$104,318	\$132,147	\$168,588	\$141,287	\$782,199	\$1,477,509	\$148,376	\$0	\$0	\$0
Total Sources of Funds		\$2,298,272	\$2,369,720	\$2,628,292	\$2,913,584	\$3,147,959	\$3,820,103	\$4,927,882	\$3,781,733	\$3,822,027	\$3,819,985	\$4,133,648
USES OF FUNDS												
PERSONNEL SERVICES												
UTILITIES STAFF: SALARIES & WAGES												
02-5-4400-010	Salaries and Wages	129,274	127,908	162,702	183,977	144,253	189,142	206,971	174,772	201,399	265,000	275,308
02-5-4400-020	Overtime	20,155	35,283	10,697	8,606	7,045	9,040	9,878	19,803	12,543	40,250	42,185
Total Salaries & Wages		\$149,429	\$163,191	\$173,399	\$192,583	\$151,297	\$198,182	\$216,849	\$194,575	\$213,942	\$305,250	\$317,493
UTILITIES STAFF: BENEFITS												
02-5-4400-075	Workers Compensation Insurance	0	4,000	6,873	5,411	5,297	6,937	7,687	6,887	7,199	7,900	4,820
	Operating Crew Benefits Allocation	0	71,740	92,697	103,387	108,530	81,662	104,317	139,766	171,321	192,800	184,189
Total Benefits		\$0	\$75,740	\$131,079	\$108,821	\$113,844	\$88,669	\$112,004	\$146,653	\$178,520	\$200,700	\$189,009
Total Personnel Services		\$149,429	\$238,932	\$304,478	\$301,405	\$265,141	\$286,852	\$328,853	\$341,228	\$392,462	\$505,950	\$506,502



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WATER FUND - 02**

ACCOUNT NO.	WATER FUND WATER DEPARTMENT - 02	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SERVICES & SUPPLIES												
02-5-4400-110	Communications	2,516	3,267	2,682	2,917	2,649	2,921	2,465	2,490	2,231	3,120	3,245
02-5-4400-163	Maint: Structures/ Improvements	640	10,643	6,052	3,005	1,378	5,817	1,856	15,241	45,875	19,295	48,000
02-5-4400-164	Paving	0	0	1,390	3,181	1,175	5,112	2,084	1,713	5,745	5,410	6,000
02-5-4400-170	Maintenance - Equipment	3,545	3,902	2,792	3,139	2,738	2,814	155	2,788	1,698	3,640	3,785
02-5-4400-173	Maint: Shared Structures/ Improvements	8,094	13,912	2,410	4,865	480	2,625	3,818	4,171	18,321	10,400	19,055
02-5-4400-175	System Parts/ Operating Supplies	8,861	13,971	5,263	13,982	8,515	6,875	18,318	18,277	39,011	19,590	40,570
02-5-4400-176	Water Meters	10,247	10,992	12,498	21,537	22,981	23,896	23,770	26,257	50,000	50,000	50,000
02-5-4400-177	Safety Expense	0	8	0	0	11	1,012	781	54	3,114	1,095	3,240
02-5-4400-178	Chemicals	627	3,600	676	0	4,830	1,391	6,828	1,638	1,804	7,500	7,500
02-5-4400-180	Membership	1,927	1,490	1,497	2,525	2,366	2,398	2,489	2,260	2,811	3,900	4,050
02-5-4400-200	Office Expense	376	475	347	0	574	741	941	425	856	1,050	1,095
02-5-4400-205	Outside UB Mail Service	0	7,063	7,352	9,787	10,088	7,026	9,090	8,696	10,030	10,815	11,250
02-5-4400-220	Professional Services	13,191	14,657	17,644	23,661	16,115	45,624	96,142	92,581	34,282	42,640	45,345
02-5-4400-221	Information Technology	0	0	507	192	0	0	0	0	0	600	625
02-5-4400-222	Contracted Engineering	686	1,965	1,928	3,620	1,953	2,802	3,302	4,349	2,128	5,200	5,400
02-5-4400-226	Engineering & Other Reimbursements	4,660	9,458	3,222	11,903	6,370	6,568	7,697	17,373	18,953	14,900	19,700
02-5-4400-230	Legal Notices	567	0	0	892	58	1,080	2,166	3,379	1,490	1,040	1,550
02-5-4400-241	Rents/ Leases - Equipment	0	0	0	0	0	2,063	177	0	3,923	1,450	4,100
02-5-4400-248	Permits, Fees, Licenses	7,381	8,831	7,096	6,216	10,212	13,271	13,232	19,045	21,850	21,850	22,745
02-5-4400-250	Small Tools and Instruments	32	1,412	1,959	0	281	390	697	866	0	1,200	1,200
02-5-4400-285	Classes/ Seminars	2,118	150	2,367	449	4,052	3,188	952	2,031	2,904	3,200	3,350
02-5-4400-261	Water Supply - Lopez	441,331	472,914	462,693	499,934	521,318	531,120	527,159	767,594	608,955	608,955	670,000
02-5-4400-262	Water Supply - State Water	871,102	953,953	1,101,264	913,511	809,075	1,026,248	1,126,227	1,171,170	1,222,915	1,222,915	1,285,000
02-5-4400-290	Utilities - Groundwater Pumping	10,926	2,346	9,972	9,621	38,653	31,238	10,941	24,432	27,351	36,400	37,800
02-5-4400-297	Pass-Thru: Crest/Christie/AG	25,807	19,407	24,143	23,169	22,025	23,677	19,187	28,945	24,411	23,455	24,000
02-5-4400-380	NCMA TG	31,149	32,684	41,969	53,636	49,091	48,865	67,411	73,050	37,044	60,320	65,000
02-5-4400-387	Interest Expense - Interfund	1,085	1,010	934	249	156	2,697	12,195	13,041	0	2,500	2,500
02-5-4400-499	Claim & Settlements	18,614	5,025	21,396	1,516	9,297	12,291	2,812	16,319	0	11,450	11,450
Total Services & Supplies		\$1,515,358	\$1,650,517	\$1,772,606	\$1,630,366	\$1,546,439	\$1,835,094	\$1,979,003	\$2,318,185	\$2,187,702	\$2,193,890	\$2,397,605
CAPITAL OUTLAY												
02-5-4400-354	CIP - Overlay	0	0	0	25,200	2,405	0	0	0	0	0	0
02-5-4400-358	CIP - Lagoon Waterline	123,486	12,020	0	0	0	0	0	0	0	0	0
02-5-4400-366	CIP - Storage Tank O&M	0	0	0	0	12,477	6,311	0	0	0	0	0
02-5-4400-440	CIP - Well #8	0	10,042	16,507	0	0	7,251	21,546	0	0	0	0
02-5-4400-441	CPI - Well #5	0	0	0	0	0	0	0	0	0	0	0
02-5-4400-441	CPI - Well #4	0	0	0	0	0	0	0	0	0	0	0
02-5-4400-442	CIP - Air Park Drive Relocation	43,101	20,575	3,125	0	0	0	0	0	0	0	0
02-5-4400-443	CIP - HWY One Relocation	26,531	119,024	19,407	0	0	0	0	0	0	0	0
02-5-4400-444	CIP - WRRP	43,630	104,318	132,174	175,648	0	0	0	0	0	0	0
02-5-4400-445	CIP - Facilities Yard	7,057	0	0	0	0	0	0	0	0	0	0
02-5-4400-446	CIP - Norswing	0	1,842	215,193	0	0	0	0	0	0	0	0
02-5-4400-437	CIP - Water Tank Renovation	0	0	0	0	0	28,715	384,903	252,550	0	0	0
02-5-4400-320	CIP - WRRP 1-4,5,7,8,10	0	0	0	0	0	0	0	0	11,314	11,314	0
02-5-4400-320	CIP - 21st St Valve Replacement	0	0	0	0	0	0	41,000	0	0	0	0
02-5-4400-361	Prop 1: Stormwater Recapture	0	0	0	0	135,396	224,103	1,252,509	170,659	0	0	0
02-5-4400-320	Prop 1: & Small Community Grant: WRRP 1-1 & 1-9	0	0	0	0	5,891	552,394	0	0	0	0	0
02-5-4400-449	Halcyon/KenMar Consolidation	0	0	0	0	0	0	0	2,038	0	0	0
02-5-4400-320	CIP Engineering	0	0	0	0	0	0	0	55,532	0	0	0
02-5-4400-320	Utility Yard Office	0	0	0	0	0	0	0	63,742	0	0	0
02-5-4400-320	1 Million-Gallon Tank - ATS	0	0	0	0	0	0	0	10,023	0	0	0
02-5-4400-320	Prop 1 Round 2 IRWM Grant	0	0	0	0	0	0	0	0	0	0	0
02-5-4400-320	Annual CIP Projects	0	0	0	0	0	86,738	0	0	230,046	230,046	265,000
02-5-4400-320	Well House #8	0	0	0	0	0	0	0	0	38,857	35,000	0
Total Capital Outlay		\$243,804	\$267,821	\$386,406	\$200,848	\$156,169	\$905,512	\$1,699,958	\$554,544	\$280,217	\$276,360	\$265,000
DEBT SERVICE												
02-5-4400-310	CaIPERS UAL Funding	0	0	0	0	13,249	19,162	54,005	54,000	54,000	54,000	54,000
Total Debt Service		\$0	\$0	\$0	\$0	\$13,249	\$19,162	\$54,005	\$54,000	\$54,000	\$54,000	\$54,000
ADMINISTRATIVE COST ALLOCATION												
02-5-4400-376	Administrative Cost Allocation	390,260	378,606	404,482	543,437	434,835	497,142	561,142	610,821	697,999	732,092	775,944
Total Administrative Cost Allocation		\$390,260	\$378,606	\$404,482	\$543,437	\$434,835	\$497,142	\$561,142	\$610,821	\$697,999	\$732,092	\$775,944
Total Expenditures		\$2,348,851	\$2,535,876	\$2,867,972	\$2,676,056	\$2,415,834	\$3,543,762	\$4,622,960	\$3,878,778	\$3,612,380	\$3,762,292	\$3,999,051

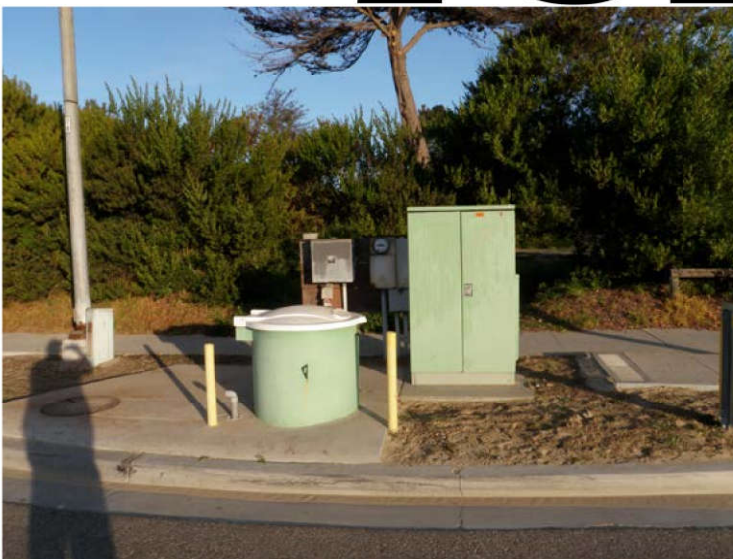


OCEANO COMMUNITY SERVICES DISTRICT
 FUND LEVEL ANALYSIS
 WATER FUND - 02

ACCOUNT NO.	WATER FUND WATER DEPARTMENT - 02	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
OPERATING SURPLUS/(DEFICIT)		(\$50,579)	(\$166,156)	(\$239,680)	\$237,528	\$732,125	\$276,341	\$304,922	(\$97,045)	\$209,647	\$57,693	\$134,597
TRANSFERS & ENCUMBRANCES												
	Transfers In- From General & Solid Waste Fund	0	0	0	0	14,497	11,325	105,857	1,896	0	0	0
	(Transfers Out) - To General, Solid Waste, Equipment	(91,641)	(71,375)	(72,595)	(53,727)	(18,270)	(51,685)	(79,965)	(47,133)	(54,894)	(54,894)	(55,440)
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	600,000	600,000	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	(69,540)	0	(893,715)	(893,715)	0
NET TRANSFERS & ENCUMBRANCES		(\$91,641)	(\$71,375)	(\$72,595)	(\$53,727)	(\$3,773)	(\$40,360)	(\$43,648)	(\$45,237)	(\$348,609)	(\$348,609)	(\$55,440)
RESERVES												
	(Use of Reserves)	(142,220)	(237,530)	(312,275)					(142,282)	(138,962)	(290,916)	0
	Additions to Reserves				183,801	728,352	235,981	261,274				79,157
	Use of Prior Year FBA											0
	Other Adjustments											0
RESERVES - INCREASE / (DECREASE)		(\$142,220)	(\$237,530)	(\$312,275)	\$183,801	\$728,352	\$235,981	\$261,274	(\$142,282)	(\$138,962)	(\$290,916)	\$79,157
NET BUDGETARY SOURCES/USES		\$0	(\$1)	\$0	\$0	\$0	\$0	(\$0)	(\$0)	\$0	\$0	\$0



WASTE WATER FUND





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WASTEWATER DEPARTMENT - FUND - 03**

ACCOUNT NO.	WASTEWATER FUND WASTEWATER DEPARTMENT - 03	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues (Wastewater Rates)	\$393,600	\$398,818	\$400,445	\$401,678	\$403,008	\$408,496	\$469,333	\$450,583	\$789,377	\$871,354	\$1,407,171
	Other Sources of Funds	\$0	\$0	\$2,812	\$636	\$120	\$0	\$0	\$463	\$0	\$0	\$0
	Total Sources of Funds	\$393,600	\$398,818	\$403,257	\$402,314	\$403,128	\$408,496	\$469,333	\$451,046	\$789,377	\$871,354	\$1,407,171
USES OF FUNDS												
PERSONNEL SERVICES												
	Salaries & Wages	\$45,086	\$52,247	\$51,063	\$52,397	\$72,098	\$63,076	\$56,411	\$75,160	\$65,955	\$118,840	\$124,075
	Benefits	\$24,468	\$32,444	\$60,792	\$41,784	\$43,573	\$34,508	\$43,367	\$56,347	\$68,359	\$76,900	\$78,311
	Personnel Services	\$69,554	\$84,691	\$111,855	\$94,181	\$115,671	\$97,584	\$99,778	\$131,507	\$134,314	\$195,740	\$202,386
	Services & Supplies	\$23,905	\$42,760	\$18,429	\$24,469	\$27,226	\$27,141	\$34,815	\$75,622	\$50,603	\$91,310	\$104,550
	Capital Outlay	\$86,002	\$100,952	\$325	\$16,500	\$0	\$5,609	\$0	\$329,273	\$11,000	\$20,000	\$330,000
	Debt Service	\$0	\$0	\$0	\$0	\$6,624	\$9,580	\$26,998	\$26,980	\$103,074	\$103,074	\$130,480
	Administrative Cost	\$346,898	\$336,539	\$359,540	\$271,718	\$289,409	\$331,428	\$280,571	\$305,410	\$378,083	\$396,550	\$420,303
	Total Expenditures	\$526,358	\$564,942	\$490,149	\$406,868	\$438,930	\$471,342	\$442,162	\$868,792	\$677,074	\$806,674	\$1,187,719
	OPERATING SURPLUS/(DEFICIT)	(\$132,758)	(\$166,124)	(\$86,892)	(\$4,554)	(\$35,802)	(\$62,846)	\$27,171	(\$417,746)	\$112,303	\$64,680	\$219,452
TRANSFERS & ENCUMBRANCES												
	Transfers In	113,940	113,940	113,940	113,940	113,940	100,957	52,919	0	0	0	0
	(Transfers Out) - To Equipment Fund	(42,433)	(19,460)	(20,070)	(10,276)	(12,749)	(8,851)	(28,585)	(32,888)	(11,090)	(11,090)	(11,470)
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	(48,800)	0	(174,693)	(174,693)	0
	NET TRANSFERS & ENCUMBRANCES	\$71,507	\$94,480	\$93,870	\$103,664	\$101,191	\$92,106	(\$24,466)	(\$32,888)	(\$185,783)	(\$185,783)	(\$11,470)
RESERVES												
	Prior Year FBA	0	0	0	0	0	0	0	0	0	0	0
	(Use of Reserves)	(61,251)	(71,644)	0	0	0	0	0	(450,634)	(73,480)	(121,103)	0
	Additions to Reserves	0	0	6,978	99,109	65,390	29,260	2,705	0	0	0	207,982
	Other Adjustments	0	0	0	0	0	0	0	0	0	0	0
	RESERVES - INCREASE / (DECREASE)	(\$61,251)	(\$71,644)	\$6,978	\$99,109	\$65,390	\$29,260	\$2,705	(\$450,634)	(\$73,480)	(\$121,103)	\$207,982
	NET BUDGETARY SOURCES/USES	\$0	(\$1)	\$0	(\$0)	\$1	\$0	\$0	(\$0)	\$0	\$0	(\$0)



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WASTEWATER DEPARTMENT - FUND 03**

ACCOUNT NO.	WASTEWATER FUND WASTEWATER DEPARTMENT - 03	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
03-4-3210-000	Wastewater Rate Revenue - PROP 218	391,280	393,827	389,883	393,490	390,449	400,281	400,873	402,610	720,811	810,548	1,346,365
03-4-3203-000/001	Revenue Accrual	282	347	(33)	923	(182)	(22)	0	838	0	0	0
03-4-3211-000	Wastewater Connections	2,500	2,525	5,000	2,000	6,225	2,000	1,000	9,500	2,000	2,000	2,000
03-4-3230-000	Sales: Miscellaneous	0	314	0	0	624	363	1,391	1,096	0	0	0
03-4-3255-000	Inspection Fees	125	125	250	150	375	100	50	500	100	100	100
03-4-3256-000	FOG Program	900	1,680	5,345	5,115	5,517	5,775	5,580	5,417	5,400	8,200	8,200
03-4-3257-000	Interest Income	0	0	0	0	0	0	60,439	30,622	61,066	50,506	50,506
Total Revenues		\$393,600	\$398,818	\$400,445	\$401,678	\$403,008	\$408,496	\$469,333	\$450,583	\$789,377	\$871,354	\$1,407,171
OTHER SOURCES OF FUNDS												
03-4-3900-000	Other Income	0	0	2,812	636	120	0	0	463	0	0	0
Total Other Sources of Funds		\$0	\$0	\$2,812	\$636	\$120	\$0	\$0	\$463	\$0	\$0	\$0
Total Sources of Funds		\$393,600	\$398,818	\$403,257	\$402,314	\$403,128	\$408,496	\$469,333	\$451,046	\$789,377	\$871,354	\$1,407,171
USES OF FUNDS												
PERSONNEL SERVICES												
UTILITIES STAFF: SALARIES & WAGES												
03-5-4500-010	Salaries and Wages	39,094	40,564	47,819	50,429	69,718	59,981	52,711	68,829	61,819	101,575	106,000
03-5-4500-020	Overtime	5,992	11,683	3,244	1,968	2,380	3,096	3,700	6,331	4,136	17,265	18,075
Total Salaries & Wages		\$45,086	\$52,247	\$51,063	\$52,397	\$72,098	\$63,076	\$56,411	\$75,160	\$65,955	\$118,840	\$124,075
UTILITIES STAFF: BENEFITS												
03-5-4500-061	CalPERS UAL	4,983	0	0	0	0	0	0	0	0	0	0
03-5-4500-071	Medicare	708	0	0	13	1	0	0	0	0	0	0
03-5-4500-075	Workers Compensation Insurance	0	2,286	3,832	2,999	2,873	3,885	4,248	3,935	4,114	4,600	9,240
03-5-4500-090	Insurance	6,968	0	0	0	0	0	0	0	0	0	0
	Operating Crew Benefits Allocation	0	26,120	34,761	38,770	40,699	30,623	39,119	52,412	64,245	72,300	69,071
Total Benefits		\$24,468	\$32,444	\$60,792	\$41,784	\$43,573	\$34,508	\$43,367	\$56,347	\$68,359	\$76,900	\$78,311
Total Personnel Services		\$69,554	\$84,691	\$111,855	\$94,181	\$115,671	\$97,584	\$99,778	\$131,507	\$134,314	\$195,740	\$202,386
SERVICES & SUPPLIES												
03-5-4500-100	Clothing	0	0	0	0	0	0	0	0	0	0	0
03-5-4500-110	Communication	320	433	355	370	511	381	400	358	363	5,500	5,720
03-5-4500-163	Maint: Sewer Structures/ Improvements	6,807	12,164	1,536	7,096	1,971	750	7,485	1,968	5,633	10,400	10,815
03-5-4500-170	Maintenance: Equipment	205	1,310	133	824	1,479	4,413	3,753	200	0	5,000	5,200
03-5-4500-171	Maintenance: Vehicles	64	0	95	0	2,048	0	405	0	97	3,745	3,895
03-5-4500-172	Gas and Oil	0	0	0	0	0	0	0	0	0	3,640	3,785
03-5-4500-173	Maint: Structures/ Improvements	1,620	2,589	527	0	921	506	0	7,315	8,760	7,655	9,115
03-5-4500-175	System Parts/ Operating Supplies	1,728	1,379	1,388	2,664	2,696	2,578	2,957	5,162	2,826	8,570	8,950
03-5-4500-177	Safety Expense	283	8	0	0	793	330	1,276	14,491	3,340	15,000	15,000
03-5-4500-180	Memberships	469	0	331	919	733	706	722	415	202	475	495
03-5-4500-200	Office Expense	0	31	79	24	309	0	77	2,087	133	555	575
03-5-4500-205	Outside UB Mailing Expense	0	7,079	7,352	7,328	8,103	7,026	9,016	8,696	10,030	10,000	10,400
03-5-4500-220	Professional Services	530	11,279	0	0	0	0	0	29,257	0	1,100	1,155
03-5-4500-222	Contracted Engineering	630	140	808	260	0	410	168	453	586	3,000	3,120
03-5-4500-226	Engineering & Other Reimbursables	(70)	560	0	245	0	0	0	0	0	0	0
03-5-4500-241	Rents & Leases/ Equipment	6,140	0	0	0	0	5,141	0	0	11,769	3,120	12,250
03-5-4500-248	Regulatory Permits & Fees	2,588	2,836	3,249	3,530	4,179	3,453	3,796	3,945	5,500	5,500	5,720
03-5-4500-250	Small Tools & Instruments	32	50	162	0	0	0	0	0	0	0	0
03-5-4500-285	Classes/ Seminars/ Training Fees	570	0	181	0	2,524	430	0	65	0	2,950	3,065
03-5-4500-290	Utilities	805	2,108	1,010	1,207	960	1,017	1,170	1,210	1,364	2,775	2,885
03-5-4500-320	Fixed Assets - Equipment	0	0	0	0	0	0	3,590	0	0	0	0
03-5-4500-390	Bad Debt Expense	0	255	1,223	0	0	0	0	0	0	350	350
03-5-4500-499	Claims & Settlements	810	540	0	0	0	0	0	0	0	1,975	2,055
Total Services & Supplies		\$23,905	\$42,760	\$18,429	\$24,469	\$27,226	\$27,141	\$34,815	\$75,622	\$50,603	\$91,310	\$104,550



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
WASTEWATER DEPARTMENT - FUND 03**

ACCOUNT NO.	WASTEWATER FUND WASTEWATER DEPARTMENT - 03	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
CAPITAL OUTLAY												
03-5-4500-354	CIP - Overlay	0	0	0	16,500	0	0	0	0	0	0	0
03-5-4500-442	CIP - Air Park Drive Relocation	14,294	30,862	0	0	0	0	0	0	0	0	0
03-5-4500-443	CIP - HWY One Relocation	64,651	64,152	325	0	0	0	0	0	0	0	0
03-5-4500-445	CIP - Facilities Yard	7,057	0	0	0	0	0	0	0	0	0	0
03-5-4500-446	CIP - Lift Station Motor	0	5,938	0	0	0	5,609	0	0	0	0	0
03-5-4500-446	CIP - Engineering MKN	0	0	0	0	0	0	283,552	0	0	0	0
03-5-4500-320	CIP - Utility Yard Office	0	0	0	0	0	0	30,561	0	0	0	0
03-5-4500-320	CIP - Tierra Nueva Manhole	0	0	0	0	0	0	15,160	0	0	0	0
03-5-4500-320	CIP - Beach St Sewer Lateral Replacement	0	0	0	0	0	0	0	11,000	20,000	0	0
02-5-4400-320	Annual CIP Projects	0	0	0	0	0	0	0	0	0	0	330,000
Total Capital Outlay		\$86,002	\$100,952	\$325	\$16,500	\$0	\$5,609	\$0	\$329,273	\$11,000	\$20,000	\$330,000
DEBT SERVICE												
03-5-4500-310	CalPERS UAL Funding	0	0	0	0	6,624	9,580	26,998	26,980	26,980	26,980	26,980
	Vehicle Loan - Cleaning Truck	0	0	0	0	0	0	0	76,094	76,094	103,500	103,500
Total Debt Service		\$0	\$0	\$0	\$0	\$6,624	\$9,580	\$26,998	\$26,980	\$103,074	\$103,074	\$130,480
ADMINISTRATIVE COST ALLOCATION												
03-5-4500-376	Administrative Cost Allocation	346,898	336,539	359,540	271,718	289,409	331,428	280,571	305,410	378,083	396,550	420,303
Total Administrative Cost Allocation		\$346,898	\$336,539	\$359,540	\$271,718	\$289,409	\$331,428	\$280,571	\$305,410	\$378,083	\$396,550	\$420,303
Total Expenditures		\$526,358	\$564,942	\$490,149	\$406,868	\$438,930	\$471,342	\$442,162	\$868,792	\$677,074	\$806,674	\$1,187,719
OPERATING SURPLUS/(DEFICIT)		(\$132,758)	(\$166,124)	(\$86,892)	(\$4,554)	(\$35,802)	(\$62,846)	\$27,171	(\$417,746)	\$112,303	\$64,680	\$219,452
TRANSFERS & ENCUMBRANCES												
	Transfers In - From Solid Waste Fund	113,940	113,940	113,940	113,940	113,940	100,957	52,919	0	0	0	0
	(Transfers Out) - Equipment Fund	(42,433)	(19,460)	(20,070)	(10,276)	(12,749)	(8,851)	(28,585)	(32,888)	(11,090)	(11,090)	(11,470)
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	(48,800)	0	(174,693)	(174,693)	0
NET TRANSFERS & ENCUMBRANCES		\$71,507	\$94,480	\$93,870	\$103,664	\$101,191	\$92,106	(\$24,466)	(\$32,888)	(\$185,783)	(\$185,783)	(\$11,470)
RESERVES												
	Prior Year FBA											0
	(Use of Reserves)	(61,251)	(71,644)						(450,634)	(73,480)	(121,103)	0
	Additions to Reserves			6,978	99,109	65,390	29,260	2,705				207,982
	Other Adjustments											0
RESERVES - INCREASE / (DECREASE)		(\$61,251)	(\$71,644)	\$6,978	\$99,109	\$65,390	\$29,260	\$2,705	(\$450,634)	(\$73,480)	(\$121,103)	\$207,982
NET BUDGETARY SOURCES/USES		(\$0)	\$1	\$0	\$0	(\$1)	(\$0)	\$0	\$0	\$0	\$0	\$0



GARBAGE FUND





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
SOLID WASTE FUND - 06**

ACCOUNT NO.	SOLID WASTE FUND SOLID WASTE DEPARTMENT - 06	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues (Franchisee Fees)	\$92,784	\$94,892	\$85,384	\$61,222	\$52,896	\$72,392	\$81,368	\$124,572	\$190,277	\$129,819	\$198,299
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$11,650	\$0	\$0	\$0	\$0
	Total Sources of Funds	\$92,784	\$94,892	\$85,384	\$61,222	\$52,896	\$72,392	\$93,018	\$124,572	\$190,277	\$129,819	\$198,299
USES OF FUNDS												
	Salaries & Wages	\$6,899	\$10,758	\$13,968	\$6,434	\$17,096	\$16,086	\$21,884	\$16,998	\$16,388	\$34,000	\$42,500
	Benefits	\$3,600	\$13,005	\$18,648	\$16,906	\$17,723	\$13,685	\$17,311	\$22,732	\$27,704	\$31,625	\$30,380
	Personnel Services	\$10,499	\$23,763	\$32,616	\$23,341	\$34,819	\$29,770	\$39,195	\$39,730	\$44,092	\$65,625	\$72,880
	Services & Supplies	\$13,304	\$21,330	\$20,478	\$13,640	\$53,355	\$45,615	\$16,641	\$22,895	\$21,715	\$20,565	\$21,615
	Capital Outlay	\$0	\$0	\$0	\$8,399	\$0	\$0	\$22,864	\$10,189	\$10,857	\$2,000	\$11,300
	Administrative Cost	\$52,035	\$50,481	\$53,931	\$36,229	\$50,911	\$46,714	\$37,409	\$40,721	\$46,533	\$48,806	\$51,730
	Total Expenditures	\$75,838	\$95,573	\$107,025	\$81,608	\$139,085	\$122,099	\$116,109	\$113,535	\$123,197	\$136,996	\$157,524
	OPERATING SURPLUS/(DEFICIT)	\$16,946	(\$681)	(\$21,641)	(\$20,386)	(\$86,189)	(\$49,707)	(\$23,091)	\$11,037	\$67,080	(\$7,177)	\$40,775
	TRANSFERS & ENCUMBRANCES											
	Transfers In - From Water Fund	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	0	0
	(Transfers Out) - Equipment Fund	(7,042)	(2,583)	(2,705)	(891)	(1,105)	(3,609)	(52,790)	(2,847)	(960)	(960)	(995)
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	(3,660)	0	(4,001)	(4,001)	0
	NET TRANSFERS & ENCUMBRANCES	\$458	\$4,917	\$4,795	\$6,609	\$6,395	\$3,891	(\$48,950)	\$4,653	\$2,539	(\$4,961)	(\$995)
	RESERVES											
	Prior Year FBA	0	0	0	0	0	0	0	0	0	0	0
	(Use of Reserves)	0	0	(16,846)	(13,777)	(79,794)	(45,815)	(72,041)	0	0	(12,138)	0
	Additions to Reserves	17,404	4,236	0	0	0	0	0	15,690	69,619	0	39,780
	Other Adjustments	0	0	0	0	0	0	0	0	0	0	0
	RESERVES - INCREASE / (DECREASE)	\$17,404	\$4,236	(\$16,846)	(\$13,777)	(\$79,794)	(\$45,815)	(\$72,041)	\$15,690	\$69,619	(\$12,138)	\$39,780
	NET BUDGETARY SOURCES/USES	(\$0)	\$0	\$0	(\$0)	\$0	\$0	\$0	(\$0)	\$0	\$0	(\$0)



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
SOLID WASTE FUND - 06**

ACCOUNT NO.	SOLID WASTE FUND SOLID WASTE DEPARTMENT - 06	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/2022	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
06-4-3230-000	Solid Waste: Misc Income	0	275	0	113	360	45	266	420	0	0	0
06-4-3300-003	Interest Income	106	91	76	18	9	120	2,800	5,155	9,545	7,894	7,894
06-4-3501-000	Franchise Fees	84,923	86,647	76,636	52,705	44,082	62,006	67,151	107,511	168,867	110,000	178,000
06-4-3501-741	Landfill Savings Payment	7,756	7,880	8,672	8,386	8,445	10,221	11,151	11,486	11,865	11,925	12,405
Total Revenues		\$92,784	\$94,892	\$85,384	\$61,222	\$52,896	\$72,392	\$81,368	\$124,572	\$190,277	\$129,819	\$198,299
OTHER SOURCES OF FUNDS												
	SLO County Off-Highway Motor Vehicle Grant	0	0	0	0	0	0	11,650	0	0	0	0
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$11,650	\$0	\$0	\$0	\$0
Total Sources of Funds		\$92,784	\$94,892	\$85,384	\$61,222	\$52,896	\$72,392	\$93,018	\$124,572	\$190,277	\$129,819	\$198,299
USES OF FUNDS												
PERSONNEL SERVICES												
UTILITIES STAFF: SALARIES & WAGES												
06-5-4900-010	Salaries & Wages	6,762	10,553	13,954	6,434	17,096	16,068	21,884	16,913	16,388	34,000	42,500
06-5-4900-020	Overtime Wages	138	205	14	0	0	18	0	85	0	0	0
Total Salaries & Wages		\$6,899	\$10,758	\$13,968	\$6,434	\$17,096	\$16,086	\$21,884	\$16,998	\$16,388	\$34,000	\$42,500
UTILITIES STAFF: BENEFITS												
06-5-4900-061	PERS Contributions	734	0	0	0	0	0	0	0	0	0	0
06-5-4900-063	Pension Expense	1,671	564	3,206	0	0	0	0	0	0	0	0
06-5-4900-071	Medicare	109	0	0	2	2	0	0	0	0	0	0
06-5-4900-072	FICA	0	0	0	0	0	0	0	0	0	0	0
06-5-4900-075	Compensation Insurance	0	686	958	749	763	925	1,011	894	935	1,500	1,600
06-5-4900-090	Insurance	1,086	0	0	0	0	0	0	0	0	0	0
	Operating Crew Benefits Allocation	0	11,755	14,484	16,154	16,958	12,760	16,300	21,838	26,769	30,125	28,780
Total Benefits		\$3,600	\$13,005	\$18,648	\$16,906	\$17,723	\$13,685	\$17,311	\$22,732	\$27,704	\$31,625	\$30,380
Total Personnel Services		\$10,499	\$23,763	\$32,616	\$23,341	\$34,819	\$29,770	\$39,195	\$39,730	\$44,092	\$65,625	\$72,880



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
SOLID WASTE FUND - 06**

ACCOUNT NO.	SOLID WASTE FUND SOLID WASTE DEPARTMENT - 06	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/2022	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SERVICES & SUPPLIES												
06-5-4900-100	Clothing	0	0	0	0	0	0	0	0	0	0	0
06-5-4900-110	Communication	148	650	389	620	633	622	632	615	167	1,050	1,095
06-5-4900-170	Maintenance - EQ/CANS	0	13	0	0	0	0	0	0	0	0	0
06-5-4900-171	Maintenance - Vehicles	14	0	85	0	0	0	0	0	0	0	0
06-5-4900-172	Gas and Oil	0	0	0	0	0	0	0	0	0	0	0
06-5-4900-173	Maint - Shared Structures/ Improvements	110	154	397	119	105	220	20	0	3,295	575	600
06-5-4900-175	Operating Supplies	0	840	0	16	0	0	24	503	34	315	330
06-5-4900-200	Office Expense	0	0	261	0	0	986	0	129	171	315	300
06-5-4900-210	Postage	33	462	0	0	226	0	0	0	0	315	300
06-5-4900-219	Special Admin Expense	450	0	0	0	36,105	18,332	0	0	0	0	0
06-5-4900-220	Professional Services	2,512	7,823	3,819	3,385	6,127	15,455	5,696	11,648	8,048	7,400	8,370
06-5-4900-230	Legal Notices	77	0	0	0	179	0	0	0	0	0	0
06-5-4900-290	Utilities	0	1,408	5,547	0	0	0	0	0	0	595	620
06-5-4900-291	School Outreach Programs	9,980	9,980	9,980	9,500	9,980	10,000	10,000	10,000	10,000	10,000	10,000
06-5-4900-320	Fixed Assets	0	0	0	0	0	0	269	0	0	0	0
Total Services & Supplies		\$13,304	\$21,330	\$20,478	\$13,640	\$53,355	\$45,615	\$16,641	\$22,895	\$21,715	\$20,565	\$21,615
CAPITAL OUTLAY												
06-5-4900-320	Trash Cans	0	0	0	8,399	0	0	13,065	0	10,857	2,000	11,300
06-5-4900-320	Tranash Cans - SLO County Off - Highway Motor Vehicle Grant	0	0	0	0	0	0	9,799	0	0	0	0
06-5-4900-320	Utility Yard Office	0	0	0	0	0	0	0	10,189	0	0	0
Total Capital Outlay		\$0	\$0	\$0	\$8,399	\$0	\$0	\$22,864	\$10,189	\$10,857	\$2,000	\$11,300
ADMINISTRATIVE COST ALLOCATION												
06-5-4900-376	Administrative Cost Allocation	52,035	50,481	53,931	36,229	50,911	46,714	37,409	40,721	46,533	48,806	51,730
Total Administrative Cost Allocation		\$52,035	\$50,481	\$53,931	\$36,229	\$50,911	\$46,714	\$37,409	\$40,721	\$46,533	\$48,806	\$51,730
Total Expenditures		\$75,838	\$95,573	\$107,025	\$81,608	\$139,085	\$122,099	\$116,109	\$113,535	\$123,197	\$136,996	\$157,524
OPERATING SURPLUS/(DEFICIT)		\$16,946	(\$681)	(\$21,641)	(\$20,386)	(\$86,189)	(\$49,707)	(\$23,091)	\$11,037	\$67,080	(\$7,177)	\$40,775
TRANSFERS & ENCUMBRANCES												
	Transfers In - From Water Fund	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	0	0
	(Transfers Out) - Equipment Fund	(7,042)	(2,583)	(2,705)	(891)	(1,105)	(3,609)	(52,790)	(2,847)	(960)	(960)	(995)
	Encumbrances - Sources of Funding							0	0	0	0	0
	Encumbrances - (Designated Funds)							(3,660)	0	(4,001)	(4,001)	0
NET TRANSFERS & ENCUMBRANCES		\$458	\$4,917	\$4,795	\$6,609	\$6,395	\$3,891	(\$48,950)	\$4,653	\$2,539	(\$4,961)	(\$995)
RESERVES												
	(Use of Reserves)			(16,846)	(13,777)	(79,794)	(45,815)	(72,041)			(12,138)	0
	Additions to Reserves	17,404	4,236						15,690	69,619	0	39,780
	Other Adjustments										0	0
RESERVES - INCREASE / (DECREASE)		\$17,404	\$4,236	(\$16,846)	(\$13,777)	(\$79,794)	(\$45,815)	(\$72,041)	\$15,690	\$69,619	(\$12,138)	\$39,780
NET BUDGETARY SOURCES/USES		\$0	(\$0)	\$0	\$0	(\$0)	(\$0)	(\$0)	\$0	\$0	\$0	\$0



EQUIPMENT FUND





**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
EQUIPMENT FUND - 12**

ACCOUNT NO.	EQUIPMENT FUND - 12	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATEED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
	Revenues	\$102,115	\$54,418	\$56,370	\$25,894	\$32,123	\$22,302	\$19,330	\$84,868	\$13,474	\$27,944	\$28,905
	Other Sources of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Sources of Funds	\$102,115	\$54,418	\$56,370	\$25,894	\$32,123	\$22,302	\$19,330	\$84,868	\$13,474	\$27,944	\$28,905
USES OF FUNDS												
	Salaries & Wages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Personnel Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Services & Supplies	\$8,150	\$11,854	\$17,894	\$8,228	\$14,757	\$16,972	\$12,050	\$11,034	\$9,449	\$23,920	\$24,880
	Capital Outlay	\$86,833	\$0	\$0	\$0	\$0	\$0	\$130,975	\$64,995	\$0	\$0	\$0
	Debt Service	\$9,939	\$9,569	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Expenditures	\$104,922	\$21,423	\$18,018	\$8,228	\$14,757	\$16,972	\$143,025	\$76,029	\$9,449	\$23,920	\$24,880
	OPERATING SURPLUS/(DEFICIT)	(\$2,807)	\$32,995	\$38,352	\$17,666	\$17,367	\$5,329	(\$123,695)	\$8,839	\$4,025	\$4,024	\$4,025
	TRANSFERS & ENCUMBRANCES											
	Transfers In	25,000	0	0	0	0	0	0	0	0	0	0
	(Transfers Out)	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - Sources of Funding	0	0	0	0	0	0	0	0	0	0	0
	Encumbrances - (Designated Funds)	0	0	0	0	0	0	0	0	0	0	0
	NET TRANSFERS & ENCUMBRANCES	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	RESERVES											
	(Use of Reserves)	0	0	0	0	0	0	(123,695)	0	0	0	0
	Additions to Reserves	22,193	32,995	38,352	17,666	17,367	5,329	0	8,839	4,024	4,024	4,024
	Other Adjustments	0	0	0	0	0	0	0	0	0	0	0
	RESERVES - INCREASE / (DECREASE)	\$22,193	\$32,995	\$38,352	\$17,666	\$17,367	\$5,329	(\$123,695)	\$8,839	\$4,024	\$4,024	\$4,024
	NET BUDGETARY SOURCES/USES	(\$0)	\$0	\$0	(\$0)	\$0	(\$0)	(\$0)	\$0	(\$1)	\$0	(\$1)



**OCEANO COMMUNITY SERVICES DISTRICT
FUND LEVEL ANALYSIS
EQUIPMENT FUND - 12**

ACCOUNT NO.	EQUIPMENT FUND - 12	ACTUAL FY 2017/2018	ACTUAL FY 2018/2019	ACTUAL FY 2019/20	ACTUAL FY 2020/21	ACTUAL FY 2021/22	ACTUAL FY 2022/23	ACTUAL FY 2023/24	ACTUAL FY 2024/25	ESTIMATED FY 2025/26	2025/26 CURRENT BUDGET	2026/27 PROPOSED BUDGET
SOURCES OF FUNDS												
REVENUES												
12-4-3800-001	Lease Revenue from Water	52,641	32,375	33,595	14,727	18,270	12,685	9,988	47,133	7,664	15,894	16,440
12-4-3800-002	Lease Revenue from Sewer	42,433	19,460	20,070	10,276	12,749	8,851	6,969	32,888	5,347	11,090	11,470
12-4-3800-005	Lease Revenue from Garbage	7,042	2,583	2,705	891	1,105	766	603	2,847	463	960	995
12-4-3800-003	Insurance Proceeds	0	0	0	0	0	0	0	0	0	0	0
12-4-3800-004	Surplus Sales	0	0	0	0	0	0	1,770	0	0	0	0
12-4-3800-007	Rebate Revenue	0	0	0	0	0	0	0	2,000	0	0	0
Total Revenues		\$102,115	\$54,418	\$56,370	\$25,894	\$32,123	\$22,302	\$19,330	\$84,868	\$13,474	\$27,944	\$28,905
OTHER SOURCES OF FUNDS												
Total Other Sources of Funds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sources of Funds		\$102,115	\$54,418	\$56,370	\$25,894	\$32,123	\$22,302	\$19,330	\$84,868	\$13,474	\$27,944	\$28,905
USES OF FUNDS												
SALARIES & WAGES												
Total Salaries & Wages		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BENEFITS												
Total Benefits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Personnel Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SERVICES & SUPPLIES												
12-5-4350-171	Maintenance - Vehicles	1,254	3,218	10,484	3,011	6,674	5,489	2,942	5,005	3,272	8,320	8,655
12-5-4350-172	Fuel	6,896	8,637	7,410	5,217	8,083	11,483	9,108	6,029	6,177	15,600	16,225
Total Services & Supplies		\$8,150	\$11,854	\$17,894	\$8,228	\$14,757	\$16,972	\$12,050	\$11,034	\$9,449	\$23,920	\$24,880
CAPITAL OUTLAY												
Fixed Assets		86,833	0	0	0	0	0	130,975	64,995	0	0	0
Total Capital Outlay		\$86,833	\$0	\$0	\$0	\$0	\$0	\$130,975	\$64,995	\$0	\$0	\$0
DEBT SERVICE												
12-5-4350-320	Equipment Lease	9,067	9,067	0	0	0	0	0	0	0	0	0
12-5-4350-386	Interest Expense	872	502	124	0	0	0	0	0	0	0	0
Total Debt Service		\$9,939	\$9,569	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures		\$104,922	\$21,423	\$18,018	\$8,228	\$14,757	\$16,972	\$143,025	\$76,029	\$9,449	\$23,920	\$24,880
OPERATING SURPLUS/(DEFICIT)		(\$2,807)	\$32,995	\$38,352	\$17,666	\$17,367	\$5,329	(\$123,695)	\$8,839	\$4,025	\$4,024	\$4,025
TRANSFERS & ENCUMBRANCES												
Transfers In		25,000	0	0	0	0	0	0	0	0	0	0
(Transfers Out)		0	0	0	0	0	0	0	0	0	0	0
Encumbrances - Sources of Funding		0	0	0	0	0	0	0	0	0	0	0
Encumbrances - (Designated Funds)		0	0	0	0	0	0	0	0	0	0	0
NET TRANSFERS & ENCUMBRANCES		\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESERVES												
(Use of Reserves)								(123,695)				
Additions to Reserves		22,193	32,995	38,352	17,666	17,367	5,329		8,839	4,025	4,024	4,024
Other Adjustments												
RESERVES - INCREASE / (DECREASE)		\$22,193	\$32,995	\$38,352	\$17,666	\$17,367	\$5,329	(\$123,695)	\$8,839	\$4,025	\$4,024	\$4,024
NET BUDGETARY SOURCES/USES		\$0	(\$0)	\$0	\$0	(\$0)	\$0	\$0	\$0	\$0	\$0	\$1

**OCEANO COMMUNITY SERVICES DISTRICT
PLAN OF PAYMENT AND COMPENSATION
SALARY SCHEDULE**
For the Fiscal Year Ending June 30, 2027

Step Differential: Step:	A Step #1	2.50% B Step #2	2.50% C Step #3	5.00% D Step #4	5.00% E Step #5	5.00% F Step #6	5.00% G Step #7	5.00% Longevity Step #8
General Manager								
Hourly	\$ 82.88	\$ 84.95	\$ 87.08	\$ 91.43	\$ 96.00	\$ 100.80	\$ 105.84	N/A
Annual	\$172,390	\$176,696	\$181,126	\$190,174	\$199,680	\$209,664	\$220,147	
Business and Accounting Manager I								
Hourly	\$ 32.01	\$ 32.81	\$ 33.63	\$ 35.31	\$ 37.08	\$ 38.93	\$ 40.88	\$ 42.92
Annual	\$66,581	\$68,245	\$69,950	\$73,445	\$77,126	\$80,974	\$85,030	\$89,274
Business and Accounting Manager II								
Hourly	\$ 38.39	\$ 39.35	\$ 40.33	\$ 42.35	\$ 44.47	\$ 46.69	\$ 49.02	\$ 51.47
Annual	\$79,851	\$81,848	\$83,886	\$88,088	\$92,498	\$97,115	\$101,962	\$107,058
Business and Accounting Manager III								
Hourly	\$ 52.00	\$ 53.30	\$ 54.63	\$ 57.36	\$ 60.23	\$ 63.24	\$ 66.40	\$ 69.72
Annual	\$108,160	\$110,864	\$113,630	\$119,309	\$125,278	\$131,539	\$138,112	\$145,018
Account Administrator I								
Hourly	\$ 24.01	\$ 24.61	\$ 25.23	\$ 26.49	\$ 27.81	\$ 29.20	\$ 30.66	\$ 32.19
Annual	\$49,941	\$51,189	\$52,478	\$55,099	\$57,845	\$60,736	\$63,773	\$66,955
Account Administrator II								
Hourly	\$ 25.80	\$ 26.45	\$ 27.11	\$ 28.47	\$ 29.89	\$ 31.38	\$ 32.95	\$ 34.60
Annual	\$53,664	\$55,016	\$56,389	\$59,218	\$62,171	\$65,270	\$68,536	\$71,968
Account Administrator III								
Hourly	\$ 27.74	\$ 28.43	\$ 29.14	\$ 30.60	\$ 32.13	\$ 33.74	\$ 35.43	\$ 37.20
Annual	\$57,699	\$59,134	\$60,611	\$63,648	\$66,830	\$70,179	\$73,694	\$77,376
Utilities System Manager								
Hourly	\$ 52.00	\$ 53.30	\$ 54.63	\$ 57.36	\$ 60.23	\$ 63.24	\$ 66.40	\$ 69.72
Annual	\$108,160	\$110,864	\$113,630	\$119,309	\$125,278	\$131,539	\$138,112	\$145,018
Lead Operator								
Hourly	\$ 33.80	\$ 34.65	\$ 35.52	\$ 37.30	\$ 39.17	\$ 41.13	\$ 43.19	\$ 45.35
Annual	\$70,304	\$72,072	\$73,882	\$77,584	\$81,474	\$85,550	\$89,835	\$94,328
Utilities Operator I								
Hourly	\$ 25.35	\$ 25.98	\$ 26.63	\$ 27.96	\$ 29.36	\$ 30.83	\$ 32.37	\$ 33.99
Annual	\$52,728	\$54,038	\$55,390	\$58,157	\$61,069	\$64,126	\$67,330	\$70,699
Utilities Operator II								
Hourly	\$ 27.25	\$ 27.93	\$ 28.63	\$ 30.06	\$ 31.56	\$ 33.14	\$ 34.80	\$ 36.54
Annual	\$56,680	\$58,094	\$59,550	\$62,525	\$65,645	\$68,931	\$72,384	\$76,003
Utilities Operator III								
Hourly	\$ 29.29	\$ 30.02	\$ 30.77	\$ 32.31	\$ 33.93	\$ 35.63	\$ 37.41	\$ 39.28
Annual	\$60,923	\$62,442	\$64,002	\$67,205	\$70,574	\$74,110	\$77,813	\$81,702
Operator In Training								
Hourly	\$ 23.59	\$ 24.18	\$ 24.78	\$ 26.02	\$ 27.32	\$ 28.69	\$ 30.12	\$ 31.63
Annual	\$ 49,067	\$ 50,294	\$ 51,542	\$ 54,122	\$ 56,826	\$ 59,675	\$ 62,650	\$ 65,790
Position Allocation List Approved Positions:								
	Permanent	Temporary	Full Time	Part Time	Part Time Hours			
General Manager	1	0	1	0	n/a			
Business and Accounting Manager I/II/III	1	0	1	0	n/a			
Account Administrator I/II/III	3	0	2	1	=< 24/wk			
Utilities System Manager	1	0	1	0	n/a			
Lead Operator/ Utilities Operator I/II/III / OIT	4	0	4	0	n/a			
Total	10	0	9	1	n/a			



N.5.2 Completed 2019 Mitigation Actions

During the 2025 planning process the Oceano LPT reviewed all the mitigation actions from the 2019 plan. The LPT identified that seven actions were completed and five were deleted, described in Table N-30.

Table N-30 Oceano Complete and Deleted Actions

2019 ACTION ID	HAZARD(S) ADDRESSED	MITIGATION ACTION TITLE	LEAD AGENCY	ACTION STATUS NOTES
3.1B	Thunderstorm; High Wind; Extreme Heat; Biological Agents; Coastal Storm; Dam Incidents; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Fire; HazMat	Update the existing Emergency Operations Plans and supporting documents to ensure coordination with the County Emergency Operations Center (EOC), Emergency Response Plans and SOP's.	Utility Systems Supervisor	Completed. 2024
3.1F	Fire	Support the efforts of the FCFA in the implementation of the Five-Year Strategic Plan.	OCSD BOD and Administration	Deleted. Divested.
3.2A	Thunderstorm; High Wind; Extreme Heat; Coastal Storm; Dam Incidents; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Fire; HazMat	To ensure that employees are available to assist during a major emergency, have all OCSD departments adopt a Family Support Plan.	OCSD Administration	Completed. 07/01/2019; similar to COOP
3.3B	Thunderstorm; High Wind; Coastal Storm; Dam Incidents; Earthquake; Flood; Landslides and Debris Flow; Subsidence; Tsunami; Fire	Work with the South County ARES/RACES group in developing a Communications Master Plan for re-establishing District's radio communications systems.	OCSD Admin.	Completed. 09/01/2020
3.4B	Thunderstorm; High Wind; Coastal Storm; Dam Incidents; Earthquake; Flood; Landslides and Debris Flow; Subsidence; Tsunami; Fire	Develop a plan to provide standby power to the following essential service systems/functions: water well #8, the Administration Building, and the Sheriff's Substation.	OCSD Admin.	Completed. 10/01/2021
4.1D	Coastal Storm; Flood	Support the County's efforts to improve the drainage from the Front Street/Hwy. 1 flooding areas through a combination of vegetation management and storm drain improvements along Hwy. 1, moving the water to the Arroyo Grande Creek.	SLO County Public Works Staff	Completed. 2023
4.1E	Coastal Storm; Flood	Relocate the District's water and sewer lines that will be impacted by the Front Street/Hwy. 1 storm drain project.	OCSD BOD, Admin and Utility	Completed. 07/01/2019



2019 ACTION ID	HAZARD(S) ADDRESSED	MITIGATION ACTION TITLE	LEAD AGENCY	ACTION STATUS NOTES
			Systems Supervisor	
4.1F	Thunderstorm; Coastal Storm; Flood; Landslides and Debris Flow	Support the efforts of the County and the Flood Control District in upgrading the Arroyo Grande Creek levee on both the north and south sides through a combination of vegetation and sediment management and raising both the north and south sides of the levee in a number of places.	SLO County Public Works	Completed. Levee repairs completed 2024
5.3A	High Wind; Wildfire	Support the FCFA efforts to train fire department staff in the California State Fire Marshal's Rescue System 1 and 2 programs.	Five Cities Fire Authority/Board of Directors	Deleted. Divested
6.1A	Hazardous Materials	Continue efforts to educate applicable employees on the handling, use, storage and disposal of hazardous materials utilized in the workplace.	Five Cities Fire Authority/OCSD Board of Directors	Deleted, no longer a priority
6.1B	Hazardous Materials	Support the FCFA in training 2 first responders to the Hazardous Materials Technician Level.	Water and Wastewater Staff	Deleted, no longer a priority
6.2	Hazardous Materials	Educate community members on the impacts associated with disposing of household hazardous materials on the wastewater system and provide advice on proper storage and disposal techniques.	Five Cities Fire Authority and OCSD Board of Directors	Deleted. Divested

N.5.3 Mitigation Actions

The Planning Team for the Oceano Community Services District identified and prioritized the following mitigation actions based on the conducted risk assessment (see Estimating Potential Losses). Actions were prioritized using the process described in Section 7.2.1 of the Base Plan. Background information and information on how each action will be implemented and administered, such as ideas for implementation, responsible office, potential funding, estimated cost, and timeline are also included. Actions with an asterisk (*) are those that mitigate losses to future development. Cost and timeline definitions are noted in the Base Plan Section 7.3.2.

It is important to note that the 'Primary Hazards Mitigated' column uses an abbreviated version of the Adverse Weather hazards in the interest of conciseness: References to 'Adverse Weather: Thunderstorm' includes the subhazards Thunderstorm/Heavy Rain/Dense Fog.



Table N-31 Oceano CSD’s Mitigation Action Plan

MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/ BACKGROUND/ BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/ IMPLEMENTATION NOTES
OCSD.1	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat; Ag. Pest; Biological Agents; Coastal Storm; Dam Incidents; Drought and Water Shortage; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire	Through newsletters, speaking engagements and other public contacts, continue to educate the general public and key stakeholders on the District’s issues, responsibilities, and current efforts and successes in the area of disaster preparedness.	OCSD Administration, Oceano Advisory Committee, and Board of Directors	Low. Administration and General Fund	Medium	Annual Implementation	Ongoing
OCSD.2	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat; Ag. Pest; Biological Agents; Coastal Storm; Dam Incidents; Drought and Water Shortage; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire	Educate staff on current disaster preparedness developments	OCSD Administration, Oceano Advisory Committee, and Board of Directors	Low. Administration and General Fund	High	Annual Implementation	Ongoing
OCSD.3	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat;; Ag. Pest; Biological Agents; Coastal Storm; Dam Incidents; Drought and Water Shortage; Earthquake;	Educate the elected OCSD BOD members on the importance of keeping current on trends and developments in disaster preparedness.	OCSD Administration, Oceano Advisory Committee, and Board of Directors	Low. Administration and General Fund	Medium	Annual Implementation	Annual Implementation



MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/ BACKGROUND/ BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/ IMPLEMENTATION NOTES
	Flood; Landslides and Debris Flow; Tsunami; Wildfire						
OCSD.4	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat;; Ag. Pest Infestation; Biological Agents; Coastal Storm/Coastal Erosion/Sea Level Rise; Dam Incidents; Drought and Water Shortage; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire	Encourage OAC members to attend local seminars and lectures on naturally occurring hazards so that they may better understand and assist County Planning staff as they process future development.	OCSD Administration, Oceano Advisory Committee, and Board of Directors	Little to no Cost. Staff Time, General Fund	Medium	Annual Implementation	Annual Implementation
OCSD.5	Earthquake; Flood; Tsunami, Coastal Storm/Coastal Erosion/Sea Level Rise	In order to better protect life and property, continue to accumulate from the county accurate and comprehensive series of maps and data sets that pertain to the District's earthquake, tsunami and flood threats.	Utility Systems Supervisor	Little to no Cost. Staff Time, General Fund	Low	Medium-Term	In Progress.
OCSD.6	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat;; Ag. Pest Infestation; Biological Agents; Coastal Storm; Dam Incidents; Drought and Water Shortage;	Develop a Continuity of Operations Plan (COOP) for the District and train all essential staff on their roles and responsibilities as delineated in the Plan.	OCSD Administration	Moderate. General Fund	High	Medium-Term	In Progress.



MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/ BACKGROUND/ BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/ IMPLEMENTATION NOTES
	Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire						
OCSD.7	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat;; Ag. Pest; Biological Agents; Coastal Storm; Dam Incidents; Drought and Water Shortage; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire	Train all District department managers and key staff members on their roles and responsibilities in emergency management and the District DOC as outlined in independent study courses FEMA/National Incident Management System - ICS 100, 700, and 800.	OCSD Administration, Oceano Advisory Committee, and Board of Directors	Little to no Cost. Staff Time, General Fund	Medium	Annual Implementation	Annual Implementation
OCSD.8	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat; Biological Agents; Coastal Storm; Dam Incidents; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire	Working with SLO County OES, increase participation by District staff members in disaster drills put on by the County.	OCSD Board of Directors, Parks and Recreation Committee	Little to no Cost. Staff Time, General Fund	High	Short-term	Annual Implementation
OCSD.9	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat; Biological Agents; Coastal Storm; Dam Incidents; Drought and Water Shortage;	Send one District management employee to the California Specialized Training Institute (CSTI) Public Information Officer Course.	OCSD Administration	Low. EMGP, HSGP	High	Annual Implementation	Annual Implementation.



MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/ BACKGROUND/ BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/ IMPLEMENTATION NOTES
	Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire						
OCSD.10	Flood; Earthquake	Make improvements to wastewater collection systems by replacing or relining collection pipes so as to reduce sewer overflows and limit inflow and infiltration subsequently reducing the public health threat.	Utility Systems Supervisor	High. Sewer Fund	High	Long-Term	In Progress. Sewer CIP being developed
OCSD.11	Adverse Weather: Thunderstorm; Coastal Storm; Flood; Landslides and Debris Flow	Train staff on the proper techniques for containing sewer system overflows (SSO Protocols).	Utility Systems Supervisor	Low. Sewer Fund	Medium	Annual Implementation	Ongoing
OCSD.12	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat;; Biological Agents; Coastal Storm; Dam Incidents; Earthquake; Flood; Landslides and Debris Flow; Tsunami; Wildfire	Utilize the South County ARES/RACES group expertise, obtain and install a base station radio, mobile radios, and a standby power source to facilitate communications throughout the District as outlined in the Communications Master Plan.	OCSD Administration	Moderate. HSCP	Low	Medium-Term	In Progress. needs review and update
OCSD.13	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat;; Earthquake, Coastal Storm/Coastal Erosion/Sea Level Rise; Drought and Water Shortage	Work with PG&E and County OES to explore potential funding sources for an auxiliary power source for water well # 8.	Utility Systems Supervisor	Very High. PA Program, FEMA HMA Grant, Water Fund	Medium	Medium-Term	Not Started. Needs backup generator.



MITIGATION ACTION NUMBER	PRIMARY HAZARD(S) MITIGATED	DESCRIPTIONS/ BACKGROUND/ BENEFITS	LEAD AGENCY & PARTNERS	ESTIMATED COST & POTENTIAL FUNDING SOURCES	2025 PRIORITY	TIMELINE	STATUS/ IMPLEMENTATION NOTES
OCSD.14	Adverse Weather: Thunderstorm, Adverse Weather: High Wind and Tornado, Adverse Weather: Extreme Heat; Earthquake	Collaborate with the Sheriff's office on funding sources for a standby power system for the substation and the administration building.	OCSD Administration	Little to no Cost. Staff Time, General Fund	Medium	Medium-Term	Not Started. needs backup generator
OCSD.15	Flood, Coastal Storm/Coastal Erosion/Sea Level Rise	Support the efforts of the county in maintaining compliance with the National Flood Insurance Program (NFIP) requirements.	SLO County Planning Staff and OCSD admin.	Little to no Cost. Staff Time, General Fund	Low	Medium-Term	Annual Implementation
OCSD.16	Flood, Coastal Storm/Coastal Erosion/Sea Level Rise	Through the Development Review process (OAC), ensure the County restricts construction of essential service facilities in the 100-year flood plain.	OCSD Administration , Oceano Advisory Committee, and Board of Directors, County Planning/Zoning	Little to no Cost. Staff Time, General Fund	Low	Medium-Term	Annual Implementation. Partner with County Planning/Zoning
OCSD.17	Flood, Coastal Storm/Coastal Erosion/Sea Level Rise	Continue to work cooperatively with the county, state, and federal flood related agencies for funding improvements through grant and agency programs.	SLO County Public Works Staff , OCSD Administration	High. HMGP, CDBG, and Flood Control District Funds	High	Long-Term	Annual Implementation
OCSD.18	Earthquake	Working with SLO County OES, increase the public's awareness and participation in earthquake preparedness activities such as the annual Great California Shake-Out drill.	OCSD Administration , Oceano Advisory Committee, and Board of Directors, County OES	Little to no Cost. Staff Time, General Fund	Medium	Short-Term	Not Started.
OCSD.19	Earthquake	Continue replacing the water lines that are most vulnerable to an earthquake as delineated in the Cannon study.	OCSD Administration and Utility Systems Supervisor	High. HMGP, CDBG, and Water/Wastewater funds	High	Long-Term	Annual Implementation
OCSD.20	Earthquake	As delineated in the RRM Facilities Study, develop a replacement	OCSD Administration and	High. HMGP, CDBG,	High	Long-Term	Annual Implementation



Oceano Community Services District

1655 Front Street | P.O. Box 599 | Oceano, CA 93475

PHONE (805) 481-6730 | FAX (805) 481-6836

Date: May 13, 2026

To: Board of Directors

From: Robert Schultz, Interim District Counsel

Subject: Agenda Item #9(A): Consideration of an “Relief on Application” Pursuant to District Ordinance 6.06.030 Submitted by Paul Bischoff Regarding Multiple Utility Bills for the Wilmar Glen Project Located on Ronald Way

Recommendation

Staff recommends that the Board deny Mr. Bischoff’s “Relief on Application” regarding multiple utility bills for the Wilmar Glen project located on Ronald Way.

Background

Mr. Bischoff is the builder (Cabrillo Court Construction Co.) for the Wilmar Glen development on Ronald Way, a private drive off the 2400 block of Wilmar Avenue in Oceano. The development consists of 14 new single-family residences.

Mr. Bischoff has filed an “Relief on Application” pursuant to District Code section 6.06.030, which states:

“When any person, by reason of special circumstances or because they disagree with any action or decision made by District staff, is of the opinion that any provision of the Ordinance **is unjust or inequitable as applied to his or her premises or request**, he or she may make a written application to the Board stating the special circumstances, citing the provision complained of, and requesting modification or relief from that provision as applied to him or her.”

This “Relief on Application” is a continued hearing from the April 8, 2026, Board Meeting. Attachment 1 is Mr. Bischoff’s complete Relief on Application. Attachment 2 is the staff report from the April 8, 2026, hearing.

Mr. Bischoff alleges that in April 2025, he was seeking a final sign-off from the County and needed a Final Will Serve letter from the District for all fourteen single-family residential homes that were being built, District staff advised Mr. Bischoff that a Final Will Serve letter could be issued only after water meters were installed. Mr. Bischoff alleges he did not want to incur monthly water and sewer charges for homes under construction that would not need service for several months, and that the Intent to Serve letter required only payment of fees before the District could issue a Final



Will Serve letter. Mr. Bischoff further alleges that, after attempting to resolve the issue without success, he decided to have the meters installed—incorrectly believing he could close the accounts and avoid the monthly water and sewer charges.

Mr. Bischoff seeks reversal of the monthly charges on 7 of the 14 lot accounts. The accounts and key dates are as follows:

- | | | | | |
|----|-----------------|-----------------------------------|---------------------------|-------------------|
| 1. | 1436 Ronald Way | Effective ¹ 04/22/2025 | County Final ² | Issued 12/15/2025 |
| 2. | 1452 Ronald Way | Effective 04/23/2024 | County Final | Issued 01/20/2026 |
| 3. | 1468 Ronald Way | Effective 04/22/2025 | County Final | Not Issued |
| 4. | 1484 Ronald Way | Effective 04/22/2025 | County Final | Not Issued |
| 5. | 1465 Ronald Way | Effective 04/22/2025 | County Final | Not Issued |
| 6. | 1481 Ronald Way | Effective 04/22/2025 | County Final | Not Issued |
| 7. | 1497 Ronald Way | Effective 03/27/2025 | County Final | Not Issued |

Discussion

In November 2022, Mr. Bischoff received an “Intent to Serve” letter from the District. See Attachment 1 to Mr. Bischoff’s Relief on Application.

An “Intent to Serve” letter (also called a “Will Serve” letter) is typically issued early in the planning process and confirms the utility’s capacity to serve a proposed development. The County requires an Intent to Serve letter before land-use approvals, tentative maps, or the acceptance of building permit applications. The letter generally describes conditions (e.g., system improvements needed, fire-flow requirements), estimated fees, and the expiration date of the commitment.

The “Intent to Serve” letter issued to Mr. Bischoff states that fees must be paid before a Final Will Serve letter is issued. The lot fees were paid on June 16, 2023, and in February 2024.

In April 2024, Mr. Bischoff requested installation of a water meter at 1452 Ronald Way. Pursuant to District Ordinance 6.06.030, water and sewer billing became effective on April 23, 2024. At the time of installation, County inspections for the footing and foundation had been approved, and the rough inspection (which includes plumbing) was approved on June 13, 2025 (see Attachment 4). However, a water meter does not need to be permanently installed for a rough plumbing inspection. Instead, the system can be pressurized (using water or air) to check for leaks before walls are closed. The final inspection and permit for this property were not issued until January 20, 2026. Accordingly, Mr. Bischoff is seeking a refund for the Water and sewer charges even though he

¹ Effective means the date water billing began.

² Final means the date issued a Final permit



Oceano Community Services District

Board of Directors Meeting

could have delayed installation of the water meter until January 2026, without incurring the interim monthly charges. In addition, based on the consumption recorded at this meter, the District assumes the meter was used for construction purposes for multiple lots. This sequence of events indicates Mr. Bischoff understood that billing begins once a meter is installed.

In December 2024, Mr. Bischoff requested installation of water meters at six lots (1401, 1404, 1417, 1420, 1433, and 1449 Ronald Way). Mr. Bischoff also questioned sewer charges at 1452 Ronald Way because no one was living there. District staff responded and informed him that water and sewer charges apply once a meter is installed and cannot be temporarily stopped or waived (see Attachment 2). Knowing that billing becomes effective immediately upon meter installation, Mr. Bischoff requested installation of the six meters, and billing became effective on December 19, 2024. Mr. Bischoff paid water and sewer charges for 1401, 1404, 1417, and 1420 Ronald Way until those four homes were sold between June and October 2025. After the sale, the accounts were transferred to the new owners, and Mr. Bischoff is not requesting refunds for those four properties. The other two properties (1433 and 1449 Ronald Way) remain unsold; Mr. Bischoff continues to pay the charges, and they are not part of his claim. Importantly, for all six homes, County rough inspections occurred before meter installation. This sequence of events indicates Mr. Bischoff understood that rough plumbing inspections can occur without permanent meters and that billing begins once meters are installed.

In March 2025, Mr. Bischoff requested installation of water meters at 1497 and 1498 Ronald Way. Both meters were installed at Mr. Bischoff's request, and billing became effective on March 27, 2025. Mr. Bischoff does not explain why he included 1497 Ronald Way in his refund claim but not 1498 Ronald Way. County records show that a final inspection and permit have not been issued for either lot. Accordingly, Mr. Bischoff could have delayed installation of the meters and avoided the charges to date.

In April 2025, Mr. Bischoff requested that the District issue a Final Will Serve letter for all 14 single-family residences (SFRs). A Final Will Serve letter confirms that all conditions, fees, and requirements have been met and that the project is ready for water activation. It is typically issued near project completion and close in time to final inspection and permitting.

Based on District policy, staff advised Mr. Bischoff that in order to issue Final Will Serve letters for all 14 residences, water meters would need to be installed at 1436, 1465, 1468, 1481, and 1484 Ronald Way. Mr. Bischoff responded that the Intent to Serve letter required only payment of fees and that the District was required to issue Final Will Serve letters because he had paid the fees. Mr. Bischoff alleges that, after attempting to resolve the issue without progress, he decided to have the remaining five meters installed and billing became effective on April 22, 2025. Of these five homes, only 1436 Ronald Way has obtained a County final inspection and permit. Accordingly, Mr. Bischoff's April 2025 claim that Final Will Serve letters were needed to obtain final clearance from the County for all 14 homes appears inaccurate.



In June 2025, Mr. Bischoff requested that the District stop utility billing for multiple accounts because the homes were still under construction. District staff advised that billing begins once meters are installed and cannot be temporarily stopped or waived pursuant to District Code section 6.04.070. Staff further advised that if a meter is pulled, a new meter fee will be assessed to reinstall the meter.

In February 2026, Mr. Bischoff filed this Relief on Application pursuant to District Code section 6.06.030.

Legal Analysis

Mr. Bischoff asserts that the Intent to Serve letter required only payment of fees before the District could issue Final Will Serve letters and, therefore, he should not have been required to install the last five meters in April 2025 to obtain Final Will Serve letters for all 14 lots. Mr. Bischoff offers no explanation for why he would be entitled to a refund for 1452 and 1497 Ronald Way, where he requested meter installation before requesting Final Will Serve letters for all lots. Accordingly, staff does not recommend refunds for those accounts.

As to the remaining five accounts for which Mr. Bischoff seeks refunds, he does not explain why he did not instead request Final Will Serve letters only for homes that had passed rough inspection and were nearing final inspection. As noted above, four of the five homes had not obtained a County final permit as of May 13, 2026. Accordingly, there was no apparent need to request Final Will Serve letters for those homes at the time the meters were installed.

Regarding Mr. Bischoff's claim that he was misled by the Intent to Serve letter, District staff notes that it is a widely followed practice among water and sewer districts in California to require meter installation before issuance of Final Will Serve letters. Mr. Bischoff appears to have relied on practices associated with the City of Grover Beach; however, districts operate differently than cities because districts generally are not responsible for land use decisions such as issuing building permits and occupancy permits. As a developer, Mr. Bischoff is responsible for understanding the requirements applicable to his project. Finally, even if Mr. Bischoff was unaware of the requirement and believed he was misled, that circumstance does not obligate the Board to issue refunds. An Intent to Serve letter is considered a preliminary statement of capacity rather than a guarantee of service terms, does not create a vested right, and remains subject to the rules, regulations, fees, and ordinances in effect at the time of actual connection to the District's system. Therefore, Mr. Bischoff has failed to establish that there is anything that "is unjust or inequitable as applied to" him. These same requirements apply to all developers.



Other Agency Involvement

N/A

Other Financial Considerations

Conclusion

Staff recommends denial of the Relief on Application. If the Board grants the requested relief, it would result in (1) issuance of a check to the customer in the amount of \$5,287.63, reflecting amounts already paid for the disputed billing periods, and (2) a billing credit of \$773.75 for the billing cycle of January 18, 2026, through March 18, 2026.

Results

The Board's consideration of this request provides a full review of the facts and supports transparent, well-governed decision-making.

Attachments:

1. Relief Request from Paul Bischoff
2. Staff Report from April 8, 2026 Hearing
3. County Public Portal Information

Paul Bischoff < paul@verdecanyon.net >

Tue, 02 Sep 2025 3:00:38 PM -0700

To "directorgibson"<directorgibson@oceanocsd.org>,"directorrose"
<directorrose@oceanocsd.org>,"directoraustin"
<directoraustin@oceanocsd.org>,"directorjoyce-suneson"<directorjoyce-
suneson@oceanocsd.org>,"directorvilla"<directorvilla@oceanocsd.org>

Cc "peter"<peter@oceanocsd.org>

8 Attachment(s)

- | | |
|-------------------------------|--------------------------------|
| attachment 01.pdf
2 MB | attachment 02.pdf
1 MB |
| attachment 03.pdf
1.9 MB | attachment 04.pdf
1000.6 KB |
| attachment 05.pdf
800.5 KB | attachment 06.pdf
815.8 KB |
| attachment 07.pdf
727.1 KB | attachment 08.pdf
386.6 KB |

Good day, Directors, my name is Paul Bischoff, and we are building a 14-unit project on Wilmar Av between 24th & 25th Streets. The private street is called Ronald Way

There's been some misunderstanding related to Intent to Serve and Will-Serve letters on our project, and I wasn't able to rectify the issue in discussing it with staff.

The following is my best effort to convey the circumstances. I'd be pleased to discuss the details with any or all of you in person.

EXECUTIVE SUMMARY:

In the process of our project approvals, on November 18, 2022, we received an Intent to Serve letter from the District, listing the conditions that would have to be satisfied before the District would issue a final Will-Serve letter. In part, the letter read "In order to obtain a final will-serve letter, the conditions identified in this letter must be fully satisfied..."

There was only one condition listed in this letter, the payment of fees. This letter is labeled as attachment 01.

The fees for the first 6 homes were paid on June 16, 2023. The fees for the final 8 homes were paid on February 12, 2024.

main email page 2

On April 9, 2025, I requested a final Will-Serve letter for the project, as we were seeking final sign-off from the County Public Works department. I was told that I wouldn't be able to get such a letter until all the water meters were installed. I protested, stating that I didn't want to incur the monthly expense for water meters to homes that were under construction and wouldn't need water service for a few months, and that the Intent to Serve letter was very clear in stating that paying the fees were the only condition left to allow the District to issue a final Will-Serve letter. This email is labeled as attachment 02. After attempting to hold the District to only the conditions stated on the letter, and making no progress, I decided to have the meters installed, incorrectly figuring I could close the account and not pay the monthly fees. I was not aware of the District's rule that doesn't allow accounts to be closed without removing the meter (nearly all of my dealings in the past have been with Grover Beach, which allows water accounts to be closed and turned off temporarily, with just a small start-up fee to turn the account back on). But my request to install the meters was done due to the District staff improperly holding us to additional conditions that were not stated in the Intent to Serve letter.

We are seeking reversal of the monthly charges on accounts that were opened solely to obtain the final Will-Serve letter.

DISCUSSION:

It is our position that the District should have given us a final Will-Serve letter based on the conditions listed in the Intent to Serve letter dated November 18, 2022. There was discussion with staff regarding my request of removing some conditions from a previous iteration of the letter, dated November 17, 2022, labeled as attachment 03. The reason I was requesting an Intent to Serve letter at this point was to satisfy the County's request for it. At this point in our project, the improvement plans had long been reviewed and deemed acceptable by the District, and in addition, all water and sewer facilities had been installed, inspected, and passed inspection by District staff. See my email requesting all conditions but fees be removed from the Intent to Serve letter, and staff's response that the GM had approved my request, labeled as attachment 04. As I mentioned in my request, and acknowledged and approved by the District General Manager at the time, the list of conditions deemed to still be remaining in attachment 03 would make a reviewer at the County believe we had progressed far less than we actually had, which obviously would hamper our approval process.

Also, there was a comment by staff when discussing their position that the meters needed to be installed before a final Will-Serve letter was produced because (paraphrasing) "how do we know the water service will work until we install the meter?" It is indeed not the District's responsibility to get the water all the way to the home, rather the District's responsibility ends at the meter (and the infrastructure up to the meter location had already been inspected by District staff). This fact is iterated by District staff in an email to a county engineer that was doing plan checking and approvals on our project, labeled as attachment 05.

Regarding the main point of the discussion, namely, should the District staff have produced a final Will-Serve letter after the fees were paid as the Intent to Serve letter stated, or was the installation of all the water meters an additional condition, the following emails are offered:

- On September 21, 2022, in an email thread entitled "Final Will Serve Letter for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270), the surveyor, working on the County's list of items they'd require to allow the final map to be recorded, asked where the District stood with respect to work done and the producing of a final Will-Serve letter. Staff sent an email, labeled as attachment 06, in response, noting that some contractor and insurance requirements were needed, and also, fees needed to be paid. The statement "Fees must be paid before a final will serve letter can be issued." was in bold, italics, and red, while the rest of the text was standard black.

- On September 22, 2022, in the same thread as above, District staff stated that they needed a copy of the encroachment permit and traffic plan for the work that had already been completed, and "Other than that, we are clear with only fees remaining." This email is labeled as attachment 07.

- On November 17, 2022, in the same thread as above, in response to our asking if we could pay the fees for homes as we started construction on them, and not pay all the fees for all 14 homes at once, staff responded "The General Manager has approved a per lot payment agreement and I have issued a new Intent-to-Serve letter for you to provide to the County stating we intend to provide water and wastewater services for each of the 14 lots...As each lot is paid, we will issue a Final Will Serve letter that identifies the lot and fees paid..." This email is labeled as attachment 08

We have been working on this project for a few years, and not once has staff mentioned installation of water meters as a condition to receive a final Will-Serve letter, but they have had ample opportunity to do so, as noted above, if it were truly a requirement.

Indeed, if having open water accounts is a requirement, the letter should not be called a Will-Serve letter, rather a "Currently Serving" letter, which is missing the purpose of a Will-Serve letter.

It is our strong position that the installation of all meters in the project should not have been required for the District to issue a final Will-Serve letter, for the reasons explained above.

I am eager to discuss the details and arrive at a fair resolution. Thank you very much.

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction

Verde Canyon Real Estate Company - Home Sales

805.473.5777 mobile • paul@verdecanyon.net

1782 Verde Canyon Road • Arroyo Grande, CA 93420





attachment 1

Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

November 18, 2022

Platino Management Services, Inc.
PO Box 600
Arroyo Grande, CA 93421

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection
APN 062-073-002; OCSD PROJECT #6554
OWNER/PROJECT: PLATINO MANAGEMENT / 14 SFR**

Dear Platino Management:

The purpose of this letter is in response to your request for a will serve letter. This letter identifies conditions that must be satisfied *before the Oceano Community Services District (OCSD) is able to issue you a final will serve letter* and provide you water and wastewater collection services for your project described in this letter.

Please understand that prior to obtaining occupancy clearance from the County of San Luis Obispo for this project, you must obtain a final will-serve letter from the District. *In order to obtain a final will-serve letter, the conditions identified in this letter must be fully satisfied, or otherwise waived or modified by the Board of Directors unless the General Manager is authorized to modify or waive.* In addition, other agencies related to the OCSD, specifically the Five Cities Fire Authority (FCFA) and the South San Luis Obispo County Sanitation District (SSLOCSD) may also have conditions that you must satisfy and provide proof of doing so to the OCSD.

If facts and circumstances associated with your application include errors or omissions, or for other reasons needed to ensure compliance with the OCSD ordinances, resolutions and/or rules and regulations, the OCSD reserves the right to modify the conditions prior to approval of the final will serve letter. In the event of non-compliance with the OCSD requirements, the OCSD reserves the right to take all actions necessary to ensure compliance and to also request that the County of San Luis Obispo take all actions to help ensure compliance, including but not limited to stop notices on construction activities.

The Oceano Community Services District intends to serve the 14 single family residence development proposed for APN 062-073-002 with all prior conditions met except for the following:

1. Payment of fees:
 - a. Fees may be paid in whole or per each lot developed. Please refer to the attached cost estimate for rates per each calendar year.

If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

Nicole Miller
Account Administrator III

Nicole Miller <nicole@oceanocsd.org >

Wed, 16 Apr 2025 8:43:48 AM -0700

To "Paul Bischoff"<paul@verdecanyon.net>

Cc "Tony Marraccino"<tony@oceanocsd.org>

Hi Paul,

That is correct—the boxes in the pavers should all be marked storm drain. Thanks for checking on those and correcting them. All conditions of the intent letter, including installation and inspection, need to be fulfilled in order to receive a final; thus, I can only issue a final on the connected lots.

If you would like a letter or letters for those lots, please let me know, and I will put them in the queue.

Thank you,
Nicole

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Monday, April 14, 2025 5:04 PM
To: Nicole Miller <nicole@oceanocsd.org>
Cc: Tony Marraccino <tony@oceanocsd.org>
Subject: RE: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

If we're talking about the boxes in the middle of the pavers, yes those are all storm drain. I'll check it out & let you know, Tony. Maybe they got swapped with some other lids on site. Please confirm you're talking about the ones in the middle of the pavers Street

For the letters, it's all about fulfilling obligations for the county, like paying fees and that kind of thing. Indeed OCSD sent us an intent to serve letter & said we could get a final ready to serve letter after fulfilling the conditions listed in the letter, and the one condition listed was payment of fees. I'd prefer not starting those accounts since we want to avoid that expense. Can we get a letter like that, saying we've paid all the fees & you'll provide service pending the ordering of the water meters?

PAUL BISCHOFF

Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Mon, 14 Apr 2025 16:50:45 -0700 nicole@oceanocsd.org wrote ----

Hi Paul,

Tony has a question about the storm drain covers at your project – there are three, and each is labeled differently (storm, water, and sewer). He believes these are all storm drains. Can you confirm that, and if so, they will all need storm drain lids. Feel free to contact him at 805-574-4860 with any questions.

For Final letters – I can issue for all addresses except: 1436, 1468, 1484, 1465 and 1481 as they are not yet connected and inspected.

Thank you,

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

November 17, 2022

Platino Management Services, Inc.
PO Box 600
Arroyo Grande, CA 93421

**SUBJECT: Intent to Serve Letter – Water and Wastewater Collection
APN 062-073-002; OCSD PROJECT #6554
OWNER/PROJECT: PLATINO MANAGEMENT / 14 SFR**

Dear Platino Management:

The purpose of this letter is in response to your request for a will serve letter. This letter identifies conditions that must be satisfied *before the Oceano Community Services District (OCSD) is able to issue you a final will serve letter* and provide you water and wastewater collection services for your project described in this letter.

Please understand that prior to obtaining occupancy clearance from the County of San Luis Obispo for this project, you must obtain a final will-serve letter from the District. *In order to obtain a final will-serve letter, the conditions identified in this letter must be fully satisfied, or otherwise waived or modified by the Board of Directors unless the General Manager is authorized to modify or waive.* In addition, other agencies related to the OCSD, specifically the Five Cities Fire Authority (FCFA) and the South San Luis Obispo County Sanitation District (SSLOCSD) may also have conditions that you must satisfy and provide proof of doing so to the OCSD.

If facts and circumstances associated with your application include errors or omissions, or for other reasons needed to ensure compliance with the OCSD ordinances, resolutions and/or rules and regulations, the OCSD reserves the right to modify the conditions prior to approval of the final will serve letter. In the event of non-compliance with the OCSD requirements, the OCSD reserves the right to take all actions necessary to ensure compliance and to also request that the County of San Luis Obispo take all actions to help ensure compliance, including but not limited to stop notices on construction activities.

The Oceano Community Services District intends to serve the 14 single family residence development proposed for APN 062-073-002 subject to the following conditions:

1. Payment of fees.
 - a. Fees may be paid in whole or per each lot developed. Please refer to the attached cost estimate for rates per each calendar year.
2. Approval by OCSD of the following items on the project's plans and specifications submitted to the County of San Luis Obispo:
 - a. Onsite water and sewer services and cleanouts.
 - b. Offsite improvements if applicable. If off-site improvements are required, you must provide engineered plans and submit them to the District for review and approval, which may also include requirements from the FCFA and street lighting. You will also be required to execute a reimbursement agreement to cover costs of the OCSD on a time and materials basis.

3. If any of the OCSD facilities are required to be modified because of required conditions of the District or any other agency having jurisdiction over the proposed development, you are responsible for providing plans and specifications to the District for review and approval and for paying the costs of those modifications whether the work is done under your control or by the OCSD. You will also be required to execute a reimbursement agreement to cover costs of the OCSD on a time and materials basis.
4. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
5. You must provide letters from FCFA and SSLOCSD that indicates that they have reviewed your project and identifies any conditions that they require of the project. If no conditions are required by FCFA and/or SSLOCSD, the letter(s) must clearly state that no conditions are required.
6. All project improvements approved by OCSD must be constructed and will require final inspections by OCSD prior to the issuance of a final will serve letter.

If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT



Nicole Miller
Account Administrator III

ESTIMATED FEES FOR PROJECT 6554 - WILMAR AVE											
LOT	WATER METER	FRONT FOOTAGE FEE	STATE WATER / LOPEZ DAM	CAPACITY** 2022	WATER		SEWER		ESTIMATED FEES	PAID	
					INSPECTION	SEWER	INSPECTION	SEWER			
LOT 1*	\$ 1,350.00	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ 25.00	\$ -	\$ 1,400.00		
LOT 2	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 3	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 4	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 5	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 6	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 7	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 8	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 9	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 10	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 11	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 12	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 13	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
LOT 14	\$ 1,350.00	\$ -	\$ 1,000.00	\$ 6,784.02	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 9,684.02		
	\$ 18,900.00	\$ -	\$ 13,000.00	\$ 88,192.26	\$ 350.00	\$ 6,500.00	\$ 350.00	\$ 350.00	\$ 127,292.26		

*waived-improved parcel (existing structure)

**See OCSD Ordinance No. 2006-01, Article 2, Section 6 and Ordinance 2011-1, Attachment A for Capacity Charges. Capacity charges increase by 3% in 2023 and by 3% in 2024

1401 Wilmar Ave	1452 Wilmar Ave
1404 Wilmar Ave	1465 Wilmar Ave
1417 Wilmar Ave	1468 Wilmar Ave
1420 Wilmar Ave	1481 Wilmar Ave
1433 Wilmar Ave	1484 Wilmar Ave
1436 Wilmar Ave	1497 Wilmar Ave
1449 Wilmar Ave	1498 Wilmar Ave

ESTIMATED FEES FOR PROJECT 6554 - WILMAR AVE														
LOT	WATER METER		FRONT FOOTAGE		STATE WATER / LOPEZ DAM		CAPACITY** 2023		WATER INSPECTION		SEWER INSPECTION		ESTIMATED FEES PAID	
LOT 1*	\$ 1,350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ 25.00	\$ 25.00	\$ 1,400.00	
LOT 2	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 3	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 4	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 5	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 6	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 7	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 8	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 9	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 10	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 11	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 12	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 13	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
LOT 14	\$ 1,350.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 7,183.50	\$ 7,183.50	\$ 25.00	\$ 25.00	\$ 500.00	\$ 25.00	\$ 25.00	\$ 10,083.50	
	\$ 18,900.00	\$ -	\$ 13,000.00	\$ -	\$ 13,000.00	\$ 93,385.50	\$ 93,385.50	\$ 350.00	\$ 350.00	\$ 6,500.00	\$ 350.00	\$ 350.00	\$ 132,485.50	

*waived-improved parcel (existing structure)

**See OCSD Ordinance No. 2006-01, Article 2, Section 6 and Ordinance 2011-1, Attachment A for Capacity Charges. Capacity charges increase by 3% in 2023 and by 3% in 2024

1401 Wilmar Ave	1452 Wilmar Ave
1404 Wilmar Ave	1465 Wilmar Ave
1417 Wilmar Ave	1468 Wilmar Ave
1420 Wilmar Ave	1481 Wilmar Ave
1433 Wilmar Ave	1484 Wilmar Ave
1436 Wilmar Ave	1497 Wilmar Ave
1449 Wilmar Ave	1498 Wilmar Ave

Nicole Miller <nicole@oceanocsd.org >

Fri, 18 Nov 2022 8:35:08 AM -0800

To "Paul Bischoff"<paul@verdecanyon.net>

Cc "kerry margason"<kmargason@mbslandsurveys.com>,"Tony Marraccino"<tony@oceanocsd.org>,"Carey Casciola" <carey@oceanocsd.org>

Hi Paul,

The GM approved the edits per your request and a revised letter is attached.

Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>

Sent: Thursday, November 17, 2022 5:35 PM

To: Nicole Miller <nicole@oceanocsd.org>

Cc: kerry margason <kmargason@mbslandsurveys.com>; Tony Marraccino <tony@oceanocsd.org>; Carey Casciola <carey@oceanocsd.org>

Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Thank you very much for this. But the county was also looking for a letter that stated the water & sewer facilities were installed and are acceptable to you and complete. Since they are, and since you've also checked improvement plans long ago and deemed them acceptable, are you able to redo the letter, deleting all the items except for #1? The way the letter reads now, someone from the county would likely conclude we have a lot more work to do.

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction

Verde Canyon Real Estate Company - Home Sales

805.473.5777 mobile • paul@verdecanyon.net

1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Thu, 17 Nov 2022 16:58:19 -0800 Nicole Miller<nicole@oceanocsd.org> wrote ----

Nicole Miller <nicole@oceanocsd.org >

Mon, 19 Dec 2022 12:37:47 PM -0800

To "wwilkes@co.slo.ca.us"<wwilkes@co.slo.ca.us>

Cc "Paul Bischoff"<paul@verdecanyon.net>,"Tony Marraccino"<tony@oceanocsd.org>

Hi Wendell,

Please see the attached Intent-to-Serve letter issued 11/18/2022. The OCSD is only responsible (and inspects) up to the meter/property line. Any services inside the property line are the responsibility of the owner, which I believe is an HOA.

Thank you,

Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>

Sent: Monday, December 19, 2022 9:20 AM

To: Nicole Miller <nicole@oceanocsd.org>

Subject: Fwd: TR3130 (Cabrillo Court) - OCSD, COA no. 6. Checklist item 4.2.5., status

Hi Nicole, can you send us a letter to the effect that Mr Wilkes is looking for below. Specifically, we've completed the water and sewer improvements, they've been inspected, and OCSD is satisfied. Please let me know and thank you.

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



Hi Kerry and Paul,

An updated list of needed items is below as per the Intent-to-Serve application:

attachment 6

• **Fee Requirements:**

- a. Connection Fees due before tying into water & sewer, \$118,476.66 as per the Intent to Serve Letter issued on 06/10/2019. **Fees must be paid before a final will serve letter can be issued.**

• **Contractor & Insurance Requirements:**

- a. Name and license information of the contractor who will be performing the work on behalf of the Applicant.
b. Evidence of the general liability insurance for the contractor who will be performing the work on behalf of the Applicant with \$2,000,000 coverage and listing the District as additionally insured.
c. Evidence of the workers compensation insurance for the contractor who will be performing the work on behalf of the Applicant.
d. Evidence that an encroachment permit has been issued by the County of San Luis Obispo.
e. Evidence that a traffic control plan has been submitted to the satisfaction of the County of San Luis Obispo so that work can proceed.

Thank you,
Nicole

Nicole Miller

Account Administrator III
Oceano Community Services District
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Main (805) 481-6730 | Fax (805) 481-6836
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From: Kerry Margason <KMargason@mbslandsurveys.com>

Sent: Wednesday, September 21, 2022 2:35 PM

To: Nicole Miller <nicole@oceanocsd.org>

Cc: Carey Casciola <carey@oceanocsd.org>; Tony Marraccino <tony@oceanocsd.org>; Paul Bischoff <paul@verdecanyon.net>; Linda Richardson <Linda@mbslandsurveys.com>

Subject: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Hi Nicole – I spoke with our client regarding the remaining items to be completed and he informed that all the work is complete including the main tapped and laterals built to water meter locations. Lines from water meters onto the private driveway have been installed. Tony was apprised of all this work along the way and came to inspect when called. Contractor was Crandall Construction - Trevor Crandall.

Any insurance, name, license information should have already been provided to your office and should be on file. Perhaps you could check with Tony on these items? He did the inspection work for the project.

I am sending a link: <https://workdrive.zohoexternal.com/file/f9nxx72d8d75e30f14ed3b42da3e51157bfa2> to the County approved plans, but again, it is our belief that at minimum, Tony has seen these plans because the work has been completed and Tony did inspections throughout the process. If you look at the bottom of page 1 of the plans, you will see they were signed off by OCSD on 5/5/2021. I cannot read the signature but it looks like this:

We know that the fees are still due and the client will be paying them as we get closer to recording the final map.

Let me know your thoughts, please.

Kerry Margason



3559 S. Higuera Street
San Luis Obispo, CA 93401
Phone: (805) 594-1960
kmargason@mbslandsurveys.com

attachment 7
page 1

Yes, it was received from Crandall yesterday afternoon, thank you.

Nicole Miller

Account Administrator III

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www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>

Sent: Friday, September 23, 2022 9:24 AM
Agenda Item 9A

May 13, 2026 - Page 157 of 226

Attachment 1 - Bischoff Attachments

To: KMargason@mbslandsurveys.com

Cc: Nicole Miller <nicole@oceanocsd.org>; Carey Casciola <carey@oceanocsd.org>; Tony Marraccino <tony@oceanocsd.org>; Linda@mbslandsurveys.com

Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Kim Crandall said she provided the encroachment permit and traffic plan. Can you confirm you don't have it?

PAUL BISCHOFF



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1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Fri, 23 Sep 2022 09:18:21 -0700 KMargason@mbslandsurveys.com wrote ----

Thank you, Nicole. We will see if we can tract those items down for you.

Kerry Margason

MBS Land Surveys

From: Nicole Miller <nicole@oceanocsd.org>

Sent: Thursday, September 22, 2022 8:59 AM

To: Kerry Margason <KMargason@mbslandsurveys.com>

Cc: Carey Casciola <carey@oceanocsd.org>; Tony Marraccino <tony@oceanocsd.org>; Paul Bischoff <paul@verdecanyon.net>; Linda Richardson <Linda@mbslandsurveys.com>

Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Hello,

Crandall reached out and will be providing their information, so we can check that off. I was unable to pull the encroachment permit and traffic control from the County, so if someone has a copy of that and can forward it, I would appreciate it. Other than that, we are clear with only fees remaining.

Thank you,

Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

Nicole Miller <nicole@oceanocsd.org >

Thu, 17 Nov 2022 4:58:26 PM -0800

To "Paul Bischoff"<paul@verdecanyon.net>

Cc "kerry margason"<kmargason@mbslandsurveys.com>,"Tony Marraccino"<tony@oceanocsd.org>,"Carey Casciola" <carey@oceanocsd.org>

Hello,

The General Manager has approved a per lot payment agreement and I have issued a new Intent-to-Serve letter for you to provide the County stating we intend to provide water and waste water services for each of the 14 lots. Please see the attached revised Intent letter and fee estimates as things have changed.

As each lot is paid, we will issue a Final Will Serve letter that identifies the lot and fees paid. Please let us know a day or two before paying fees so we can ensure the Final Will Serve letter for that lot is ready for you.

Also, If you know which address will be assigned to which lot #, please let me know so I can add it to your file and our database.

(I will be on vacation 11/21 – 11/25. Our offices will be closed 11/24 & 11/25. Please contact Carey Casciola during my absence.)

Thank you,

Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

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www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>

Sent: Wednesday, November 16, 2022 1:33 PM

To: Nicole Miller <nicole@oceanocsd.org>

Cc: kerry margason <kmargason@mbslandsurveys.com>; Tony Marraccino <tony@oceanocsd.org>

Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

k great thank you

PAUL BISCHOFF

Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
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1782 Verde Canyon Road • Arroyo Grande, CA 93420





Oceano Community Services District

1655 Front Street | P.O. Box 599 | Oceano, CA 93475

PHONE (805) 481-6730 | FAX (805) 481-6836

Date: April 8, 2026

To: Board of Directors

From: Carey Casciola, Business and Accounting Manager

Subject: **Agenda Item #10(A): Consideration of a “Relief of Application” from Paul Bischoff regarding multiple utility bills for the Wilmar Glen project and provide staff direction as deemed appropriate**

Recommendation

It is recommended that your Board review and consider Mr. Bischoff's “Relief of Application” regarding multiple utility bills for the Wilmar Glen project and provide staff direction as deemed appropriate.

Discussion

Mr. Bischoff is the builder (Cabrillo Court Construction Co.) for the Wilmar Glen development on Ronald Way, a private drive off the 2400 block of Wilmar Ave., in Oceano. The development consists of 14 new single-family residences.

Currently, 5 homes have sold, and those accounts are now under the new owners. Mr. Bischoff is requesting relief for 7 of the remaining homes under “Platino Management” that have had meters installed and have been billed under Cabrillo Court Construction Co.

1. 01-00891-00 1436 Ronald Way effective 04/22/2025
2. 01-00890-00 1452 Ronald Way effective 04/23/2024
3. 01-00898-00 1468 Ronald Way effective 04/22/2025
4. 01-00901-00 1484 Ronald Way effective 04/22/2025
5. 01-00892-00 1465 Ronald Way effective 04/22/2025
6. 01-00899-00 1481 Ronald Way effective 04/22/2025
7. 01-00894-00 1497 Ronald Way effective 03/27/2025

In March 2025, Mr. Bischoff requested that all water meters be installed and that the District issue a Final Will Serve for all 14 single-family residences (SFRs) to obtain final clearance from the County of San Luis Obispo. The District complied with his request once all remaining water and sewer items had been approved and inspected. Attached is a spreadsheet with a breakdown of billing and consumption for each property under protest. All properties have had water consumption at some point during the period under protest. The spreadsheet provides the billed amount with consumption (when water consumption occurred) versus the amounts where only the base rate occurred (or no water consumption).



Oceano Community Services District

Board of Directors Meeting

In June 2025, Mr. Bischoff requested that the District stop utility billing for multiple accounts as they were still under construction.

The District advised that billing begins once meters are installed and cannot be temporarily stopped or waived per District Code 6.04.070 (Attachment 2). In cases where the County of SLO has issued a red tag on the property (e.g., fire or other severe property damage) where the home will be unoccupied due to damage, an owner can request that the District physically pull the meter. The District requires a copy of the "red tag" provided by the County or other agency that deems the property uninhabitable. When repairs are complete, a new installation fee (per meter) is required.

Mr. Bischoff was unsatisfied with the District's response and requested further billing relief from the District. Outlined below are a project timeline and a correspondence timeline:

Project timeline:

- 2019: Permit application submitted to the County of San Luis Obispo Planning and Building.
- 2019: Intent/Will Serve application submitted to the District.
- 06/10/2019: Intent-to-Serve letter issued (letters are valid for 1 year).
- 07/01/2021: Hydrant Meter installed at 2461 Wilmar
- 11/17/2022: Intent-to-Serve letter issued.
- 11/18/2022: Intent-to-Serve letter issued - revised per Mr. Bischoff's request.
- 12/09/2022: Memo issued regarding easements and County ROW (Right of Way) per MBS Land Surveys (representing Mr. Bischoff) request.
- 06/16/2023: Intent-to-Serve letters issued for lots 1-2, 8-9, and 10-11 issued (valid 1 year) per Mr. Bischoff's request.
- 02/12/2024: Intent-to-Serve letters issued for lots 3-7 and 12-14 (valid 1 year) per Mr. Bischoff.
- 03/07/2025: Final Will Serve letter issued, noting "All requirements met and all fees paid" per Mr. Bischoff's request.
- April 2025: All meters installed per Mr. Bischoff's request.
- 01/16/2025: Hydrant Meter at 2461 Wilmar was hit by a contractor and removed from service.

Correspondence timeline:

- December 18, 2024: Water meters requested by Mr. Bischoff. Email correspondence from the District reiterates that "Water and sewer fees apply once a meter is installed and cannot be temporarily stopped or waived."
- June 2025: Correspondence received from Mr. Bischoff requesting that the utility billing be stopped for 7 of the accounts as they are still under construction. The District responded, noting



Oceano Community Services District

Board of Directors Meeting

District Codes 06.04.070, 06.10.020, and 06.08.070, and advised that if a meter is pulled, a new meter fee will be assessed to reinstall the meters.

- August - September 2025: Email correspondence with Mr. Bischoff regarding utility billing.
- October 2025: Board of Directors contacted by Mr. Bischoff regarding utility billing.
- November – December 2025: Email inquiries from Mr. Bischoff regarding utility billing accounts.
- February 2026: Request for Relief received from Mr. Bischoff.

District Code 06.06.030 “Relief on Application” is in place and states: “When any person by reason of special circumstance or is in disagreement with any action or decision made by the District staff, is of the opinion that any provision of the Ordinance is unjust or inequitable as applied to his or her premise or request, he or she may make a written application to the Board, stating the special circumstances, citing the provision complained of, and request modification or relief from that provision as applied to him or her.” Mr. Bischoff’s request for relief is provided in Attachment 1.

Other Agency Involvement

N/A

Other Financial Considerations

The properties' billing history as of March 18, 2026, is below:

Address	Start Date	End Date	Total Billing	Total Water Consumption	Base Rate Only Billings	Late Fees	Consumption Billings
1436 Ronald Way	4/22/2025	1/27/2026	\$ 661.71	13	\$ 422.94	\$ 22.08	\$ 216.69
1452 Ronald Way	4/23/2024	Open Acct	\$ 1,825.65	46	\$ 220.76	\$ 74.51	\$ 1,530.38
1468 Ronald Way	4/22/2025	Open Acct	\$ 719.84	6	\$ 422.94	\$ 22.08	\$ 274.82
1484 Ronald Way	4/22/2025	Open Acct	\$ 701.40	2	\$ 422.94	\$ 22.08	\$ 256.38
1465 Ronald Way	4/22/2025	Open Acct	\$ 706.01	3	\$ 299.36	\$ 22.08	\$ 384.57
1481 Ronald Way	4/22/2025	Open Acct	\$ 701.40	2	\$ 546.52	\$ 22.08	\$ 132.80
1497 Ronald Way	3/27/2025	Open Acct	\$ 745.37	1	\$ 595.10	\$ 22.08	\$ 128.19
			\$ 6,061.38	73	\$ 2,930.56	\$ 206.99	\$ 2,923.83

If the Board is inclined to grant the requested relief, it would result in issuing a check to the customer in the amount of \$5,287.63, since those billing periods have been paid, and a billing credit of \$773.75 for the billing cycle of January 18, 2026 through March 18, 2026.



Oceano Community Services District

Board of Directors Meeting

Results

The Board's consideration of the request provides a full review of the situation and supports a well-governed community.

Attachments:

1. Relief Request from Paul Bischoff
2. District Codes 06.06.030, 06.04.070, 06.10.020 and 06.08.70
3. Correspondence from Paul Bischoff
4. Billing relief calculation for 7 SFRs
5. Billing History of the 7 SFRs as of March 18, 2026

Carey Casciola

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, February 6, 2026 9:51 AM
To: Carey Casciola
Cc: Robert Schultz; Nicole Miller; Allinson Melendez; Peter Brown
Subject: Re: will-serve letter for Wilmar Glen project, 2430 Wilmar Avenue (various addresses Ronald Way), Oceano

To be fair, 1433 & 1449 were already going when I requested the final Will-Serve letter, so those should stay.

And after all the meters were installed, my request to close the accounts didn't include 1498 so we could have construction water at the back of the project.

After the meters were installed, I sent an email requesting these accounts be turned off, so in fairness, that'd be the resolution that would be justified and acceptable

01-00891-00 1436 Ronald Way
01-00890-00 1452 Ronald Way
01-00898-00 1468 Ronald Way
01-00901-00 1484 Ronald Way
01-00892-00 1465 Ronald Way
01-00899-00 1481 Ronald Way
01-00894-00 1497 Ronald Way

PAUL BISCHOFF



Coastal California Construction Company | Construction
Verde Canyon Real Estate Company | Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



From: Carey Casciola <carey@oceanocsd.org>
To: "Paul Bischoff" <paul@verdecanyon.net>
Cc: "Robert Schultz" <attorneyinslo@gmail.com>, "Nicole Miller" <nicole@oceanocsd.org>, "Allinson Melendez" <allinson@oceanocsd.org>, "Peter Brown" <peter@oceanocsd.org>
Date: Fri, 06 Feb 2026 09:26:54 -0800

Subject: Re: will-serve letter for Wilmar Glen project, 2430 Wilmar Avenue (various addresses Ronald Way), Oceano

Hello (Board Members bcc'ed),

Thank you, we will place this protest request on the March 11, 2026 meeting at 6pm in the Boardroom (1655 Front St Oceano, CA 93445).

To clarify, [Section 06.06.030](#) Relief On Application, states that the customer will provide a “request modification or relief from that provision as applied to him or her.” To confirm, your request is to remove all previous and future charges to the 10 accounts (see below) at Ronald Way?

Accounts:

1433 Ronald Way
1436 Ronald Way
1449 Ronald Way
1452 Ronald Way
1465 Ronald Way
1468 Ronald Way
1481 Ronald Way
1484 Ronald Way
1497 Ronald Way
1498 Ronald Way

Thanks,
Carey

From: Peter Brown <peter@oceanocsd.org>
Sent: Friday, February 6, 2026 8:33 AM
To: Carey Casciola <carey@oceanocsd.org>; Nicole Miller <nicole@oceanocsd.org>
Cc: Rob Schultz <attorneyinslo@gmail.com>; Allinson Melendez <allinson@oceanocsd.org>
Subject: Fwd: will-serve letter for Wilmar Glen project, 2430 Wilmar Avenue (various addresses Ronald Way), Oceano

FYI

Begin forwarded message:

From: Paul Bischoff <paul@verdecanyon.net>
Date: February 6, 2026 at 07:42:44 PST
To: Director Gibson <directorgibson@oceanocsd.org>, Director Rose <directorrose@oceanocsd.org>, Director Austin <directoraustin@oceanocsd.org>, Director Joyce-Suneson <directorjoyce-suneson@oceanocsd.org>, Director Villa <directorvilla@oceanocsd.org>
Cc: Peter Brown <peter@oceanocsd.org>
Subject: Fwd: will-serve letter for Wilmar Glen project, 2430 Wilmar Avenue (various addresses Ronald Way), Oceano

Good afternoon, at the suggestion of Director Rose, and per 6.06.030, please accept this email as my written application to the Board. I wish to participate in a hearing to request relief. The details of the circumstance in which we find ourselves can be found below in my previous email of September 2, 2025.

Please confirm receipt and thank you.

[cid:0.1730345560.743794460824984903.19bbec74b7f__inline__img__src]

===== Forwarded message =====

From: Paul Bischoff <paul@verdecanyon.net<mailto:paul@verdecanyon.net>>

To:

"directorgibson"<directorgibson@oceanocsd.org<mailto:directorgibson@oceanocsd.org>>, "directorrose"<directorrose@oceanocsd.org<mailto:directorrose@oceanocsd.org>>, "directoraustin"<directoraustin@oceanocsd.org<mailto:directoraustin@oceanocsd.org>>, "directorjoyce-suneson"<directorjoyce-suneson@oceanocsd.org<mailto:directorjoyce-suneson@oceanocsd.org>>,>

"directorvilla"<directorvilla@oceanocsd.org<mailto:directorvilla@oceanocsd.org>>

Cc: "peter"<peter@oceanocsd.org<mailto:peter@oceanocsd.org>>

Date: Tue, 02 Sep 2025 15:00:19 -0700

Subject: will-serve letter for Wilmar Glen project, 2430 Wilmar Avenue (various addresses Ronald Way), Oceano

===== Forwarded message =====

Good day, Directors, my name is Paul Bischoff, and we are building a 14-unit project on Wilmar Av between 24th & 25th Streets. The private street is called Ronald Way

There's been some misunderstanding related to Intent to Serve and Will-Serve letters on our project, and I wasn't able to rectify the issue in discussing it with staff.

The following is my best effort to convey the circumstances. I'd be pleased to discuss the details with any or all of you in person.

EXECUTIVE SUMMARY:

In the process of our project approvals, on November 18, 2022, we received an Intent to Serve letter from the District, listing the conditions that would have to be satisfied before the District would issue a final Will-Serve letter. In part, the letter read "In order to obtain a final will-serve letter, the conditions identified in this letter must be fully satisfied..."

There was only one condition listed in this letter, the payment of fees. This letter is labeled as attachment 01.

The fees for the first 6 homes were paid on June 16, 2023. The fees for the final 8 homes were paid on February 12, 2024.

On April 9, 2025, I requested a final Will-Serve letter for the project, as we were seeking final sign-off from the County Public Works department. I was told that I wouldn't be able to get such a letter until all the water meters were installed. I protested, stating that I didn't want to incur the monthly expense for water meters to homes that were under construction and wouldn't need water service for a few months, and that the Intent to Serve letter was very clear in stating that paying the fees were the only condition left to allow the District to issue a final Will-Serve letter. This email is labeled as attachment 02. After attempting to hold the District to only the conditions stated on the letter, and making no progress, I decided to have the meters installed, incorrectly figuring I could close the account and not pay the monthly fees. I was not aware of the District's rule that doesn't allow accounts to be closed without removing the meter (nearly all of my dealings in the past have been with Grover Beach, which allows water accounts to be closed and turned off temporarily, with just a small start-up fee to turn the account back on). But my request to install the meters was done due to the District staff improperly holding us to additional conditions that were not stated in the Intent to Serve letter.

We are seeking reversal of the monthly charges on accounts that were opened solely to obtain the final Will-Serve letter.

DISCUSSION:

It is our position that the District should have given us a final Will-Serve letter based on the conditions listed in the Intent to Serve letter dated November 18, 2022. There was discussion with staff regarding my request of removing some conditions from a previous iteration of the letter, dated November 17, 2022, labeled as attachment 03. The reason I was requesting an Intent to Serve letter at this point was to satisfy the County's request for it. At this point in our project, the improvement plans had long been reviewed and deemed acceptable by the District, and in addition, all water and sewer facilities had been installed, inspected, and passed inspection by District staff. See my email requesting all conditions but fees be removed from the Intent to Serve letter, and staff's response that the GM had approved my request, labeled as attachment 04. As I mentioned in my request, and acknowledged and approved by the District General Manager at the time, the list of conditions deemed to still be remaining in attachment 03 would make a reviewer at the County believe we had progressed far less than we actually had, which obviously would hamper our approval process.

Also, there was a comment by staff when discussing their position that the meters needed to be installed before a final Will-Serve letter was produced because (paraphrasing) "how do we know the water service will work until we install the meter?" It is indeed not the District's responsibility to get the water all the way to the home, rather the District's responsibility ends at the meter (and the infrastructure up to the meter location had already been inspected by District staff). This fact is iterated by District staff in an email to

a county engineer that was doing plan checking and approvals on our project, labeled as attachment 05.

Regarding the main point of the discussion, namely, should the District staff have produced a final Will-Serve letter after the fees were paid as the Intent to Serve letter stated, or was the installation of all the water meters an additional condition, the following emails are offered:

- On September 21, 2022, in an email thread entitled "Final Will Serve Letter for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270), the surveyor, working on the County's list of items they'd require to allow the final map to be recorded, asked where the District stood with respect to work done and the producing of a final Will-Serve letter. Staff sent an email, labeled as attachment 06, in response, noting that some contractor and insurance requirements were needed, and also, fees needed to be paid. The statement "Fees must be paid before a final will serve letter can be issued." was in bold, italics, and red, while the rest of the text was standard black.

- On September 22, 2022, in the same thread as above, District staff stated that they needed a copy of the encroachment permit and traffic plan for the work that had already been completed, and "Other than that, we are clear with only fees remaining." This email is labeled as attachment 07.

- On November 17, 2022, in the same thread as above, in response to our asking if we could pay the fees for homes as we started construction on them, and not pay all the fees for all 14 homes at once, staff responded "The General Manager has approved a per lot payment agreement and I have issued a new Intent-to-Serve letter for you to provide to the County stating we intend to provide water and wastewater services for each of the 14 lots...As each lot is paid, we will issue a Final Will Serve letter that identifies the lot and fees paid..." This email is labeled as attachment 08

We have been working on this project for a few years, and not once has staff mentioned installation of water meters as a condition to receive a final Will-Serve letter, but they have had ample opportunity to do so, as noted above, if it were truly a requirement.

Indeed, if having open water accounts is a requirement, the letter should not be called a Will-Serve letter, rather a "Currently Serving" letter, which is missing the purpose of a Will-Serve letter.

It is our strong position that the installation of all meters in the project should not have been required for the District to issue a final Will-Serve letter, for the reasons explained above.

I am eager to discuss the details and arrive at a fair resolution. Thank you very much.

[cid:0.1730345390.3076678556881465068.1990c71f5c1__inline__img__src]

6.06.030 Relief On Application

SECTION 1

When any person by reason of special circumstance or is in disagreement with any action or decision made by the District staff, is of the opinion that any provision of the Ordinance is unjust or inequitable as applied to his or her premise or request, he or she may make a written application to the Board, stating the special circumstances, citing the provision complained of, and request modification or relief from that provision as applied to him or her. The District Secretary shall make every effort to set a hearing for the next regularly schedule Board meeting and shall cause notice of such hearing to be given to the appellant no less than five days prior the hearing date unless notice is waved, in writing, by the appellant. The Board may continue the hearing from time to time. The findings of the Board shall be final. Once the written application has been received by the District Secretary, the account will no longer accrue late fees until the hearing is complete. The Board shall rule upon the application with 45 days of acceptance of the written request or appeal unless the Board makes a finding that additional time to make its findings are needed. The Board's decision shall be final. Nothing contained herein shall be construed as granting the appeal should the procedures detailed in this Ordinance not be strictly followed.

SECTION 2

This Ordinance will take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it will be posted in three public places with the names of the members of the Board of Directors voting for and against the same and will remain posted thereafter for at least one week. it shall be published once, with the names of the members of the Board of Directors voting for and against the same in a newspaper of general circulation published in the boundaries of the Oceano Community Services District.

6.04.070 Reconnection Fees

When the proper permit for water has been filed, all applicable fees paid, a service connection is installed, the meter set, and the water turned on, the charge for water service shall begin. After a property has been connected to a District service or services, charges shall continue to accrue whether the property is occupied or not unless the owner requests the District to remove the water meter. Once a meter is removed the property shall be subject to a reconnection fee would they require service.

6.10.020 Service Termination Procedures

- A. The customer and/or tenant shall be mailed a written notice (second notice) of the intent to shut-off water and an explanation of the reason for the termination of service. The second notice shall be mailed no earlier than twenty days from the date of mailing the District bill for services. Once this second notice is mailed, there will be a service charge (second notice fee) of 10%. No earlier than fifteen days after the second notice is mailed, a good faith effort will be made to contact an adult person residing at the premises in the form of a delinquency notice to be posted on the building where the service is to be disconnected. The posted notice shall state that unless the charges and penalties are paid within forty-eight hours, service will be discontinued. Once the delinquency notice is hung, there will be an additional \$25.00 service charge (delinquency fee).
- B. Should it ever become necessary to remove a water meter or to discontinue service for reasons other than maintenance, there shall be a service charge (reconnection fee) for its replacement. If water service has been turned off for failure to pay for service, the customer, before water is restored, shall in addition to being required to pay all amounts then due, pay in advance during normal business hours a reconnection charge of \$152.88. If the reconnection charge is not paid before 3:30 p.m. on any working day, then the water service may not be turned on until the next working day. If the customer desires their service to be turned on the same day they have paid all charges due, including the reconnection charge, and said payments have been made after 3:30 p.m. on a working day, then the reconnection charge shall be increased by the cost for call-out service. Call-out services are a minimum of two hours at time and one-half pay.
- C. A service charge (returned check fee) of \$30.00 for each returned check will be collected, subject to relief by the General Manager due to mitigating circumstances. In addition, the General Manager may require, at this or her discretion, payment in cash, certified check or other means acceptable to him or her, as bonafide payment.
- D. At the discretion of the General Manager, a sum balance not to exceed \$30.00 may be carried forward to the next bill.
- E. Returned Checks: A service charge (returned check fee) of \$30.00 for each returned check will be collected, subject to relief by the General Manager due to mitigating circumstances. In addition, the General Manager may require, at his/her discretion, payment in cash, certified check or other means acceptable to him/her, as bonafide payment.

[See also Resolution 2019-11 for Discontinuance of Residential Water Service](#)

6.08.070 No Single Services

Except as may be otherwise specifically approved by the Board, services to newly constructed buildings shall include both water and sewer. One service will not be provided without the other.

Nicole Miller

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, November 18, 2022 2:48 PM
To: Nicole Miller
Cc: kerry margason; Tony Marraccino; Carey Casciola
Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

great, thank you kindly

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



----- On Fri, 18 Nov 2022 08:35:01 -0800 **Nicole Miller** <nicole@oceanocsd.org> wrote ---

Hi Paul,
The GM approved the edits per your request and a revised letter is attached.

Nicole

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Thursday, November 17, 2022 5:35 PM
To: Nicole Miller <nicole@oceanocsd.org>
Cc: kerry margason <kmargason@mbslandsurveys.com>; Tony Marraccino <tony@oceanocsd.org>; Carey Casciola <carey@oceanocsd.org>
Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Thank you very much for this. But the county was also looking for a letter that stated the water & sewer facilities were installed and are acceptable to you and complete. Since they are, and since you've also checked improvement plans long ago and deemed them acceptable, are you able to redo the letter, deleting all the items except for #1? The way the letter reads now, someone from the county would likely conclude we have a lot more work to do.

PAUL BISCHOFF



Cabrillo Court Construction Company - Constructio
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 934



---- On Thu, 17 Nov 2022 16:58:19 -0800 Nicole Miller<nicole@oceanocsd.org> wrote -

Hello,

The General Manager has approved a per lot payment agreement and I have issued a new Intent-to-Serve letter for you to provide the County stating we intend to provide water and waste water services for each of the 14 lots. Please see the attached revised Intent letter and fee estimates as things have changed.

As each lot is paid, we will issue a Final Will Serve letter that identifies the lot and fees paid. Please let us know a day or two before paying fees so we can ensure the Final Will Serve letter for that lot is ready for you.

Also, If you know which address will be assigned to which lot #, please let me know so I can add it to your file and our database.

(I will be on vacation 11/21 – 11/25. Our offices will be closed 11/24 & 11/25. Please contact Carey Casciola during my absence.)

Thank you,
Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>

Sent: Wednesday, November 16, 2022 1:33 PM

To: Nicole Miller <nicole@oceanocsd.org>

Cc: kerry margason <kmargason@mbslandsurveys.com>; Tony Marraccino <tony@oceanocsd.org>

Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

k great thank you

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93



---- On Tue, 15 Nov 2022 12:21:51 -0800 **Nicole Miller**
<nicole@oceanocsd.org> wrote ---

Hi Paul,

I will discuss your request with the General Manager and get back to you as soon as possible.

Thank you,
Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>

Sent: Tuesday, November 15, 2022 11:50 AM

To: Nicole Miller <nicole@oceanocsd.org>

Cc: kerry margason <kmargason@mbslandsurveys.com>; Tony Marraccino <tony@oceanocsd.org>

Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Hi Nicole, when we do a job in a municipality that provides water & sewer, we are able to pay for each home's fee when we get the building permit for that home. The owner of this tract is asking if we can do it that way for this job as well so they're not pre-paying so much money on homes that might not start construction for awhile.

The County is fine to let us record the map under those circumstances and fees pending, but they do want something from you saying the installation of the water & sewer is acceptable to you as installed now.

Is that something you can provide?

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93



---- On Fri, 23 Sep 2022 09:43:27 -0700 **Nicole Miller**
<nicole@oceanocsd.org> wrote ---

Fees are due before a Final Will Serve letter can be issued.

Thank you,
Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org

From: Kerry Margason <KMargason@mbslandsurveys.com>
Sent: Friday, September 23, 2022 9:38 AM
To: Paul Bischoff <paul@verdecanyon.net>; Nicole Miller <nicole@oceanocsd.org>
Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Thank you Nicole! Now – all we need is to pay the fees to get the Final Will Serve to give to Env. Health, correct? Is there a way to get the info to Env. Health before paying the fees?

Thank you,

Kerry Margason
MBS Land Surveys

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, September 23, 2022 9:30 AM
To: Nicole <nicole@oceanocsd.org>
Cc: Kerry Margason <KMargason@mbslandsurveys.com>; Carey <carey@oceanocsd.org>; Tony OCSD <tony@oceanocsd.org>; Linda Richardson <Linda@mbslandsurveys.com>
Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Superb! Thank you

PAUL BISCHOFF



Cabrillo Court Construction Company - Constructi
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93



----- On Fri, 23 Sep 2022 09:29:04 -0700 Nicole Miller <nicole@oceanocsd.org> wrote -----

Yes, it was received from Crandall yesterday afternoon, thank you.

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, September 23, 2022 9:24 AM
To: KMargason@mbslandsurveys.com
Cc: Nicole Miller <nicole@oceanocsd.org>; Carey Casciola <carey@oceanocsd.org>; Tony Marraccino <tony@oceanocsd.org>; Linda@mbslandsurveys.com
Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Kim Crandall said she provided the encroachment permit and traffic plan. Can you confirm you don't have it?

PAUL BISCHOFF



Cabrillo Court Construction Company - Construct
Verde Canyon Real Estate Company - Home Sale
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93



---- On Fri, 23 Sep 2022 09:18:21 -
0700 KMargason@mbslandsurveys.com wrote ----

Thank you, Nicole. We will see if we can tract those items down for you.

Kerry Margason
MBS Land Surveys

From: Nicole Miller <nicole@oceanocsd.org>
Sent: Thursday, September 22, 2022 8:59 AM
To: Kerry Margason <KMargason@mbslandsurveys.com>
Cc: Carey Casciola <carey@oceanocsd.org>; Tony Marraccino <tony@oceanocsd.org>; Paul Bischoff <paul@verdecanyon.net>; Linda Richardson <Linda@mbslandsurveys.com>
Subject: RE: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Hello,

Crandall reached out and will be providing their information, so we can check that off. I was unable to pull the encroachment permit and traffic control from the County, so if someone has a copy of that and can forward it, I would appreciate it. Other than that, we are clear with only fees remaining.

Thank you,
Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

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Main (805) 481-6730 | Fax (805) 481-6836

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From: Kerry Margason <KMargason@mbslandsurveys.com>
Sent: Wednesday, September 21, 2022 2:35 PM
To: Nicole Miller <nicole@oceanocsd.org>
Cc: Carey Casciola <carey@oceanocsd.org>; Tony Marraccino <tony@oceanocsd.org>; Paul Bischoff <paul@verdecanyon.net>; Linda Richardson <Linda@mbslandsurveys.com>
Subject: Final Will Serve for APN 062-073-002; OCSD Project #6554; Platino Mgmt (MBS 18-270)

Hi Nicole – I spoke with our client regarding the remaining items to be completed and he informed that all the work is complete including the main tapped and laterals built to water meter locations. Lines from water meters onto the private driveway have been installed. Tony was apprised of all this work along the way and came to inspect when called. Contractor was Crandall Construction - Trevor Crandall.

Any insurance, name, license information should have already been provided to your office and should be on file. Perhaps you could check with Tony on these items? He did the inspection work for the project.

I am sending a link: <https://workdrive.zohoexternal.com/file/f9nxx72d8d75e30f14ed3b42da3e51157bfa2> to the County approved plans, but again, it is our belief that at minimum, Tony has seen these plans because the work has been completed and Tony did inspections throughout the process. If you look at the bottom of page 1 of the plans, you will see they were signed off by OCSD on 5/5/2021. I cannot read the signature but it looks like this: 

We know that the fees are still due and the client will be paying them as we get closer to recording the final map.

Let me know your thoughts, please.

Kerry Margason



3559 S. Higuera Street
San Luis Obispo, CA 93401
Phone: (805) 594-1960
kmargason@mbslandsurveys.com

Nicole Miller

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, December 9, 2022 3:08 PM
To: Nicole Miller
Subject: RE: letter stating easements are acceptable

Got it. Thank you very much

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



----- On Fri, 09 Dec 2022 14:57:09 -0800 **nicole@oceanocsd.org** wrote -----

That is correct. We don't maintain or repair anything beyond the property line and in the private drive.

Nicole Miller

Account Administrator III

Oceano Community Services District

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Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, December 9, 2022 2:52 PM
To: Nicole Miller <nicole@oceanocsd.org>
Cc: Linda@mbslandssurveys.com
Subject: RE: letter stating easements are acceptable

Okay just for clarification, it's a 6 inch sewer main that then has 4 inch laterals off it to serve each individual home. Is that still the case you wouldn't own the 6 inch main in the private drive?

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



----- On Fri, 09 Dec 2022 14:42:49 -0800 nicole@oceanocsd.org wrote -----

That is correct. We do not maintain sewer laterals on private property – that is the responsibility of the HOA. For water, we stop at the water meter and anything beyond the meter to the property is also to be maintained and repaired by the HOA.

Thank you,

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836



From: Linda Richardson <Linda@mbslandsurveys.com>
Sent: Friday, December 9, 2022 1:39 PM
To: Paul Bischoff <paul@verdecanyon.net>
Cc: Nicole Miller <nicole@oceanocsd.org>
Subject: RE: letter stating easements are acceptable

Nicole,

Can you answer that question? From your letter it doesn't appear that you need a sewer easement on the map. The easement that is shown is labeled "private sewer easement" inside the driveway. If the sewer is public then I need to make some changes to the map.

Your help would be greatly appreciated.

Thanks,

Linda

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, December 9, 2022 1:29 PM
To: Linda Richardson <Linda@mbslandsurveys.com>
Cc: nicole@oceanocsd.org
Subject: RE: letter stating easements are acceptable

I'm not sure the question. In the private roadway, there is a sewer main and laterals that I presumed needed to be in an easement.

Are you asking if the easement should be a public sewer easement? I think it should but Nicole can probably find out for sure

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Fri, 09 Dec 2022 13:26:40 -0800 Linda@mbslandsurveys.com wrote ----

Paul,

We show the sewer easement as private on the map. That's right isn't it?

Linda

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Friday, December 9, 2022 12:48 PM
To: nicole@oceanocsd.org
Cc: Linda Richardson <Linda@mbslandsurveys.com>
Subject: RE: letter stating easements are acceptable

What about the sewer? Could you address that the easements are acceptable for the sewer facilities?

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



----- On Fri, 09 Dec 2022 12:45:48 -0800 nicole@oceanocsd.org
wrote -----

Hello,

Attached please find a letter from the District referencing the utility ROW.

Thank you,

Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Wednesday, December 7, 2022 4:20 PM
To: Nicole Miller <nicole@oceanocsd.org>
Subject: letter stating easements are acceptable

Hi Nicole, the County folks asked for another item. Can you help me with this? The actual terminology in the conditions is...

"...the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements."

His notes say "utilities sign off on easements" so I'd imagine a letter from you saying

"OCSD Staff has reviewed the final map and we find the noted easements acceptable to our use" or something similar.

Can you help? Here's the final map, not recorded yet. Thank you!

<https://workdrive.zoho.com/folder/mj9b76ac9712293fb41659bbfbb2ec78ec310>

<p>PAUL BISCHOFF</p> 	<p>Cabrillo Court Construction Company - Construction Verde Canyon Real Estate Company - Home Sales 805.473.5777 mobile • paul@verdecanyon.net 1782 Verde Canyon Road • Arroyo Grande, CA 93420</p> 
--	---

Nicole Miller

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Wednesday, December 21, 2022 8:33 PM
To: Nicole Miller
Cc: wwilkes; Tony Marraccino
Subject: RE: TR3130 (Cabrillo Court) - OCSD, COA no. 6. Checklist item 4.2.5., status

my apologies, cancel that request. Mr Wilkes is satisfied with the prior correspondence.
thank you

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Wed, 21 Dec 2022 19:39:04 -0800 **Paul Bischoff** <paul@verdecanyon.net> wrote ---

Hi Nicole, can you let me know? The previous letter isn't sufficient. All Mr Wilkes needs is a quick letter saying you've inspected the water & sewer facilities in the right-of-way and are satisfied with the installation. Please advise and thank you

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Mon, 19 Dec 2022 19:46:53 -0800 **Paul Bischoff** <paul@verdecanyon.net> wrote ---

But Mr Wilkes is asking for something from you that specifically says the OCSD inspected the improvements and are satisfied with them. The letter isn't specific to that end.

Can we have a letter that says "we've inspected the water & sewer facilities in the road right-of-way and are satisfied with the installation" or something like that?

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



----- On Mon, 19 Dec 2022 16:45:15 -0800 nicole@oceanocsd.org wrote -----

Tony spoke with Mr. Wilkes today and your request was reviewed by the General Manager, Will Clemens, who indicated that the 11/18/2022 revised intent letter previously provided is sufficient.

Thank you,
Nicole

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Monday, December 19, 2022 12:40 PM
To: Nicole Miller <nicole@oceanocsd.org>
Cc: wwilkes@co.slo.ca.us; Tony Marraccino <tony@oceanocsd.org>
Subject: RE: TR3130 (Cabrillo Court) - OCSD, COA no. 6. Checklist item 4.2.5., status

Can you produce a letter that says that you inspected everything in the right of way and that it is all acceptable? You can put the caveat about the facilities on

site if you want but I'm hoping to get something in writing for the county that shows that you inspected everything in the road right of way, everything that you are responsible for

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93



----- On Mon, 19 Dec 2022 12:37:40 -0800 nicole@oceanocsd.org wrote -----

Hi Wendell,

Please see the attached Intent-to-Serve letter issued 11/18/2022. The OCSD is only responsible (and inspects) up to the meter/property line. Any services inside the property line are the responsibility of the owner, which I believe is an HOA.

Thank you,
Nicole

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Monday, December 19, 2022 9:20 AM
To: Nicole Miller <nicole@oceanocsd.org>

Subject: Fwd: TR3130 (Cabrillo Court) - OCSD, COA no. 6. Checklist item 4.2.5., status

Hi Nicole, can you send us a letter to the effect that Mr Wilkes is looking for below. Specifically, we've completed the water and sewer improvements, they've been inspected, and OCSD is satisfied. Please let me know and thank you.

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sale
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===== Forwarded message =====

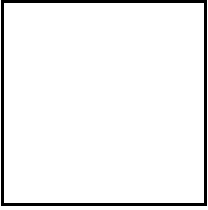
From: Wendell Wilkes <wwilkes@co.slo.ca.us>
To: "Paul Bischoff" <paul@verdecanyon.net>
Date: Sat, 17 Dec 2022 14:51:01 -0800
Subject: TR3130 (Cabrillo Court) - OCSD, COA no. 6. Checklist item 4.2.5., status

===== Forwarded message =====

Hi Paul,
On Friday late, I was able to start back on your submittal email of December 5. I hope to have your revised status for you on Monday. Regarding OCSD, 4.2.5, I have made a request to my supervisor; I suspect that we need more from OCSD on COA no. 6.

Specifically, have the OCSD approved project improvements been constructed, and the OCSD final inspection(s) made?
For our purposes, I suspect that the inspection does not even need to be final; only that they are satisfied with the construction of the project improvements.
This is the only critical information that we need from them.

Wendell



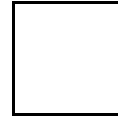
Wendell Wilkes, P.E.

Engineer III

Public Works, County of San Luis Obispo

Tel: (805) 781-5118 | *An APWA Accredited Agency*

[Website](#) | [Twitter](#) | [Map](#)



Nicole Miller

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Tuesday, June 20, 2023 9:52 AM
To: Nicole Miller
Subject: RE: Will-serve letter for Tract 3130

Okay copy that, more soon if needed. Thank you!

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



**CABRILLO
COURT**
CONSTRUCTION COMPANY

----- On Tue, 20 Jun 2023 08:34:01 -0700 **nicole@oceanocsd.org** wrote -----

Hi Paul,

I am not sure what you mean by a "true" will serve letter. The letter provided is generally what we issue and should suffice for the County. I'd recommend having the County call me directly with any questions as that will usually clear anything up.

Thank you,

Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Tuesday, June 20, 2023 8:15 AM
To: Nicole Miller <nicole@oceanocsd.org>
Subject: RE: Will-serve letter for Tract 3130

Hi Nicole, the County needs a true will-serve letter. Are we to the point that we can get a will-serve letter for those 6 lots since the paying of the fees were the only condition left before Mark paid the fees? Please let me know and thank you

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Fri, 16 Jun 2023 16:30:43 -0700 **Nicole Miller** <nicole@oceanocsd.org> wrote ---

Hi Paul,

Attached please find a letter for each of the lots reference below along with the respective receipt. We will be closed on Monday (6/19) and back in the office on Tuesday (6/20) if you have any questions or need assistance.

Thank you,

Nicole

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>

Sent: Thursday, June 15, 2023 4:06 PM

To: Nicole Miller <nicole@oceanocsd.org>

Subject: Will-serve letter for Tract 3130

Hi Nicole, as it turns out, your intent-to-serve letter isn't quite good enough for the county to grant us building permits. As we were wanting to build 6 as a phase 1, can I get an invoice or amount for those 6 homes' fees so I can get them paid? And then once they're paid, can I presume I can soon after that get a will-serve letter for those 6 homes?

We're looking to get permits for

Lot 1 1404 Ronald Way

Lot 2 1420 Ronald Way

Lot 8 1401 Ronald Way

Lot 9 1417 Ronald Way

Lot 10 1433 Ronald Way

Lot 11 1449 Ronald Way

Please let me know and thank you!

PAUL BISCHOFF



Cabrillo Court Construction Company - Const
Verde Canyon Real Estate Company - Home S
805.473.5777 mobile • paul@verdecanyon.r
1782 Verde Canyon Road • Arroyo Grande, C.



Nicole Miller

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Monday, February 26, 2024 8:58 AM
To: Nicole Miller
Subject: Re: FW: paying the remaining water & sewer fees for tract 3130, 2430 Wilmar Av/Ronald Way

Hi Nicole, to get the water meters installed, do I just ask? What is the procedure? Thank you very much

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Fri, 19 Jan 2024 10:54:08 -0800 nicole@oceanocsd.org wrote ----

Hi Paul,
Please find attached the breakdown of fees per lot.

Thank you,
Nicole

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Thursday, January 18, 2024 5:07 PM
To: Luz Santos <luz@oceanocsd.org>
Subject: paying the remaining water & sewer fees for tract 3130, 2430 Wilmar Av/Ronald Way

Hi Luz, can you tell me where your records show we stand in paying for the water & sewer fees for this project?

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



Nicole Miller

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Wednesday, January 15, 2025 1:18 PM
To: Nicole Miller
Cc: Tony Marraccino; Carey Casciola; Nora Toy-Desmond
Subject: Re: FW: bills for Ronald Way, new meters

can you use the credit to pay the hydrant meter and close that one out? and we'll move forward with the new house meters. good? thank you

PAUL BISCHOFF



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Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Wed, 18 Dec 2024 10:59:08 -0800 **Nicole Miller <nicole@oceanocsd.org>** wrote ---

Hi Paul,

- Lot 4 / 1452 Ronald Way / Account 01-00890-00: Currently has a credit balance of \$536.86. I've attached the billing and payment history for your review. Is this what you mean by the "regular meter" on Ronald Way?
- Lot 4 / 1452 Ronald Way / Account 01-00890-00: **Water and sewer fees apply once a meter is installed and cannot be temporarily stopped or waived.**
- Hydrant Meter / Account 96-00022-00 was previously pulled for non-payment. I've attached the billing and payment history for your review. (Please note that the insurance carrier has paid the claim for damages to the hydrant.)

Tony,

All fees have been paid. Please cue meters for Lots 1, 2, 8, 9, 10, and 11.

Thank you,

Nicole

I will be out of the office at 3:00 p.m. on 12/19/2024 through 1/1/2025. The District will be closed from 12/24/2024 to 1/1/2025.

Please call (805) 481-6730 for water or sewer emergencies.

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

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From: Paul Bischoff <paul@verdecanyon.net>
Sent: Wednesday, December 18, 2024 10:04 AM
To: Nora Toy-Desmond <nora@oceanocsd.org>
Subject: bills for Ronald Way, new meters

Hi Nora, can you let me know where we stand with the one regular meter we have on Ronald Way, and the account for the hydrant meter that got removed? I submitted all of them to the owner, but the hydrant meter got removed, so I have the feeling it didn't get handled

and can you confirm the one regular meter bill is coming to my mailing address now and not to theirs? the account for 1452 Ronald Way

and finally, may I request more meters for the homes we're getting close to finishing? the following addresses

- lot 1 1404 Ronald Way
- lot 2 1420 Ronald Way
- lot 8 1401 Ronald Way
- lot 9 1417 Ronald Way
- lot 10 1433 Ronald Way
- lot 11 1449 Ronald Way

I see the one for lot 4 has sewer charges on it. Since there's nobody living there yet, there isn't any sewer usage. Is there a way to have that line removed during construction, and when the new folks sign up for their account, it can be included there?

Please let me know and thank you!

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



Nicole Miller

From: Paul Bischoff <paul@verdecanyon.net>
Sent: Wednesday, March 19, 2025 1:41 PM
To: Nicole Miller
Cc: Tony Marraccino
Subject: RE: New meters at Ronald Way project

Sounds good, thank you

PAUL BISCHOFF
Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



----- On Wed, 19 Mar 2025 13:38:58 -0700 **nicole@oceanocsd.org** wrote -----

Hi Paul,

Tony will contact you regarding the meters for 1497 and 1498 Ronald Way. Please copy me on requests. Nora does not handle projects.

Thank you,

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Wednesday, March 19, 2025 1:32 PM
To: Nora Toy-Desmond <nora@oceanocsd.org>
Cc: Tony Marraccino <tony@oceanocsd.org>
Subject: New meters at Ronald Way project

Hi Nora, could you get 1497 & 1498 Ronald Way going for water meters?

Tony, I have the disks for marking the addresses at the meters, so let me know when you go out to install & I'll meet you there & give them to you

Thank you!

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



Nicole Miller

From: Paul Bischoff <Paul@verdecanyon.net>
Sent: Wednesday, May 7, 2025 9:08 AM
To: Nicole Miller
Cc: Tony Marraccino
Subject: RE: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

yes indeed

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Wed, 07 May 2025 09:07:12 -0700 **Nicole Miller** <nicole@oceanocsd.org> wrote ---

Hi Paul,
Is this the correct mailing address for Wilmar Glen LLC:

Po Box 1492
Arroyo Grande, CA 93421

Thank you,

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <[paul@verdecanyon.net](mailto:Paul@verdecanyon.net)>
Sent: Tuesday, May 6, 2025 11:42 AM
To: Nicole Miller <nicole@oceanocsd.org>

Cc: Tony Marraccino <tony@oceanocsd.org>

Subject: RE: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

here's lot 1 report from Fidelity Title's website showing Wilmar Glen, LLC

the map recorded awhile ago, so we're now 14 separate APNs. here's a map that shows addresses & APNs

PAUL BISCHOFF
Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



----- On Tue, 06 May 2025 11:35:10 -0700 **Nicole Miller** <nicole@oceanocsd.org> wrote ---

I found the permit in the County system and can update the letter based off of that to SFR: SINGLE FAMILY DWELLING (1205 SF) WITH ATTACHED GARAGE (438 SF), AND COVERED PORCH (68 SF) - TRACT 3130 - LOT 2 (SCHEME A)

I will still need something relating to ownership. Thanks.

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Nicole Miller
Sent: Tuesday, May 6, 2025 11:31 AM
To: Paul Bischoff <paul@verdecanyon.net>
Cc: Tony Marraccino <tony@oceanocsd.org>
Subject: RE: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

Hi Paul,

All documentation lists the owner as Platino Management Services, including the opened water accounts. We can change the final and water accounts (if needed), but we would need proof of ownership. Per the plans I received, it states "7 new single family duplexes" so I went off of that...are these now individual APNs or still on one APN? I see that all but two of the structures are connected at the garage.

Thank you,

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Tuesday, May 6, 2025 11:11 AM
To: Nicole Miller <nicole@oceanocsd.org>
Cc: Tony Marraccino <tony@oceanocsd.org>
Subject: RE: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

Could the owner name be changed to Wilmar Glen, LLC? That's the current owner

And could the description say 14 single family homes? They're not duplexes though some are connected at the garage

Thank you

<p>PAUL BISCHOFF</p> 	<p>Cabrillo Court Construction Company - Construction Verde Canyon Real Estate Company - Home Sales 805.473.5777 mobile • paul@verdecanyon.net 1782 Verde Canyon Road • Arroyo Grande, CA 93420</p> 
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---- On Tue, 06 May 2025 11:07:47 -0700 nicole@oceanocsd.org wrote ----

Hi Paul,
Attached is the Final Will Serve letter for Ronald Way. Please review for accuracy. Please forward to the County of San Luis Obispo and any other agencies as needed for final permitting.

Thank you,
Nicole

Nicole Miller

Account Administrator III
Oceano Community Services District
1655 Front St. | PO Box 599 | Oceano, CA 93475
Main (805) 481-6730 | Fax (805) 481-6836
www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Monday, May 5, 2025 1:20 PM
To: Tony Marraccino <tony@oceanocsd.org>
Cc: Nicole Miller <nicole@oceanocsd.org>
Subject: Re: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

Okay the two lids are replaced. Here are a couple of pictures. Tony, please come and take a look if you wish

Nicole, is that all you need from us to be able to do that letter? Thank you

PAUL BISCHOFF



Cabrillo Court Construction Company - Construction
Verde Canyon Real Estate Company - Home Sales
805.473.5777 mobile • paul@verdecanyon.net
1782 Verde Canyon Road • Arroyo Grande, CA 93420



---- On Tue, 29 Apr 2025 07:10:48 -0700 tony@oceanocsd.org wrote ----

Thank you.

Tony Marraccino

Utilities System Manager
tony@oceanocsd.org
Cell (805) 574-4860
Office (805) 481-6730
<https://oceanocsd.org/>



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Monday, April 28, 2025 3:58 PM
To: Nicole Miller <nicole@oceanocsd.org>
Cc: Tony Marraccino <tony@oceanocsd.org>
Subject: RE: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

K I'll have that Wednesday morning. I'll send you pictures & Tony, you can come look if you wish

<p>PAUL BISCHOFF</p> 	<p>Cabrillo Court Construction Company - Construction Verde Canyon Real Estate Company - Home Sales 805.473.5777 mobile • paul@verdecanyon.net 1782 Verde Canyon Road • Arroyo Grande, CA 93420</p> 
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----- On Mon, 28 Apr 2025 15:51:03 -
0700 nicole@oceanocsd.org wrote -----

Hi Paul,

Utility needs to sign off before the final can be issued. I've cc'd Tony on this email as well. I believe the only pending item is the replacement of the G-5 box lids to reflect "storm."

Thank you,

Nicole Miller

Account Administrator III

Oceano Community Services District

1655 Front St. | PO Box 599 | Oceano, CA 93475

Main (805) 481-6730 | Fax (805) 481-6836

www.OceanoCSD.org



From: Paul Bischoff <paul@verdecanyon.net>
Sent: Monday, April 28, 2025 2:43 PM
To: Nicole Miller <nicole@oceanocsd.org>
Subject: Re: tract 3130, Ronald Way, Oceano, final ready-to-serve letter

Good afternoon, what do you think? Thank you

<p>PAUL BISCHOFF</p> 	<p>Cabrillo Court Construction Company - Construction Verde Canyon Real Estate Company - Home Sales 805.473.5777 mobile • paul@verdecanyon.net 1782 Verde Canyon Road • Arroyo Grande, CA 93420</p> 
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---- On Thu, 24 Apr 2025 13:35:44 -
0700 paul@verdecanyon.net wrote ----

Hi nicole, do you have an ETA on that
final letter?

<p>PAUL BISCHOFF</p> 	<p>Cabrillo Court Construction Company - Construction Verde Canyon Real Estate Company - Home Sales 805.473.5777 mobile • paul@verdecanyon.net 1782 Verde Canyon Road • Arroyo Grande, CA 93420</p> 
--	--

----- On Mon, 21 Apr 2025 14:22:08 -
0700 paul@verdecanyon.net wrote -----

Okay great thank you

Nicole, please send the final
will-serve letter when you
can

<p>PAUL BISCHOFF</p> 	<p>Cabrillo Court Construction Company - Construction Verde Canyon Real Estate Company - Home Sales 805.473.5777 mobile • paul@verdecanyon.net 1782 Verde Canyon Road • Arroyo Grande, CA 93420</p> 
--	--

----- On Mon, 21 Apr 2025
14:20:26 -
0700 tony@oceanocsd.org
wrote -----

All the meters
have been
installed. All that
is left to do is
replace the G-5
box lids that say
storm on them.

Thank you.

Tony Marraccino

	Address	Start Date	End Date	Total Billing	Total Water Consumption	Base Rate Only Billings	Late Fees	Consumption Billings
01-00891-00	1436 Ronald Way	4/22/2025	1/27/2026	\$ 661.71	13	\$ 422.94	\$ 22.08	\$ 216.69
01-00890-00	1452 Ronald Way	4/23/2024	Open Acct	\$ 1,825.65	46	\$ 220.76	\$ 74.51	\$ 1,530.38
01-00898-00	1468 Ronald Way	4/22/2025	Open Acct	\$ 719.84	6	\$ 422.94	\$ 22.08	\$ 274.82
01-00901-00	1484 Ronald Way	4/22/2025	Open Acct	\$ 701.40	2	\$ 422.94	\$ 22.08	\$ 256.38
01-00892-00	1465 Ronald Way	4/22/2025	Open Acct	\$ 706.01	3	\$ 299.36	\$ 22.08	\$ 384.57
01-00899-00	1481 Ronald Way	4/22/2025	Open Acct	\$ 701.40	2	\$ 546.52	\$ 22.08	\$ 132.80
01-00894-00	1497 Ronald Way	3/27/2025	Open Acct	\$ 745.37	1	\$ 595.10	\$ 22.08	\$ 128.19
				\$ 6,061.38	73	\$ 2,930.56	\$ 206.99	\$ 2,923.83

Totals through billing cycle ending on 3/18/2026

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
03/27/2026	010852	Bill		1/18- 2/20 FINAL			0.00
02/20/2026	010805	Payment	166150	2730		123.58	0.00
01/27/2026	010758	Bill		11/18- 1/18 02/20	123.58		123.58
12/12/2025	010715	Payment	163651	2694		229.05	0.00
11/26/2025	010681	Bill		9/18-11/18 01/07	216.69		229.05
11/07/2025	010658	Payment	163002	2660		133.30	12.36
10/21/2025	010629	Late Charge			12.36		145.66
09/26/2025	010592	Bill		7/18- 9/18 10/20	123.58		133.30
09/10/2025	010580	Payment	161251	2604		97.18	9.72
08/21/2025	010544	Late Charge			9.72		106.90
07/30/2025	010503	Bill		5/18- 7/18 08/20	97.18		97.18
06/11/2025	010437	Payment	158241	2523		78.60	0.00
05/29/2025	010414	Bill		4/22- 5/18 1ST BILL	78.60		78.60

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
03/27/2026	010852	Bill		1/18- 3/18 04/20	132.80		132.80
02/20/2026	010805	Payment	166150	2730		123.58	0.00
01/27/2026	010758	Bill		11/18- 1/18 02/20	123.58		123.58
12/12/2025	010715	Payment	163651	2694		154.38	0.00
11/26/2025	010681	Bill		9/18-11/18 01/07	142.02		154.38
11/07/2025	010658	Payment	163002	2660		133.30	12.36
10/21/2025	010629	Late Charge			12.36		145.66
09/26/2025	010592	Bill		7/18- 9/18 10/20	123.58		133.30
09/10/2025	010580	Payment	161251	2604		97.18	9.72
08/21/2025	010544	Late Charge			9.72		106.90
07/30/2025	010503	Bill		5/18- 7/18 08/20	97.18		97.18
06/11/2025	010437	Payment	158241	2523		88.82	0.00
05/29/2025	010414	Adjustment		APPLY CREDITS			88.82
05/29/2025	010414	Bill		3/18- 5/18 06/23	109.75		88.82
03/28/2025	010319	Adjustment		APPLY CREDITS			20.93CR
03/28/2025	010319	Bill		1/18- 3/18 04/21	102.83		20.93CR
01/29/2025	010243	Adjustment		APPLY CREDITS			123.76CR
01/29/2025	010243	Bill		11/18- 1/18 02/20	122.32		123.76CR
01/16/2025	010227	Adjustment		MISCELLANEOUS	290.78		246.08CR
12/02/2024	010172	Payment	152417	2372		341.92	536.86CR
11/25/2024	010158	Adjustment		APPLY CREDITS			194.94CR
11/25/2024	010158	Bill		9/18-11/18 01/02	109.75		194.94CR
11/06/2024	010145	Payment	152245	2340		329.69	304.69CR
10/21/2024	010100	Payment	151840	2324		329.69	25.00
10/15/2024	010081	Cutoff		DOOR HANGER FEE	25.00		354.69
09/30/2024	010055	Bill		7/18- 9/18 10/21	122.32		329.69
08/21/2024	010005	Late Charge			18.85		207.37
07/31/2024	009971	Bill		5/18- 7/18 08/20	188.52		188.52
07/11/2024	009966	Payment	148563	2235		94.29	0.00
06/21/2024	009929	Late Charge			8.58		94.29
05/31/2024	009899	Bill		4/23- 5/18 1ST BILL	85.71		85.71

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
03/27/2026	010852	Bill		1/18- 3/18 04/20	128.19		128.19
02/20/2026	010805	Payment	166150	2730		128.19	0.00
01/27/2026	010758	Bill		11/18- 1/18 02/20	128.19		128.19
12/12/2025	010715	Payment	163651	2694		140.55	0.00
11/26/2025	010681	Bill		9/18-11/18 01/07	128.19		140.55
11/07/2025	010658	Payment	163002	2660		133.30	12.36
10/21/2025	010629	Late Charge			12.36		145.66
09/26/2025	010592	Bill		7/18- 9/18 10/20	123.58		133.30
09/10/2025	010580	Payment	161251	2604		97.18	9.72
08/21/2025	010544	Late Charge			9.72		106.90
07/30/2025	010503	Bill		5/18- 7/18 08/20	97.18		97.18
06/11/2025	010437	Payment	158241	2523		78.60	0.00
05/29/2025	010414	Bill		4/22- 5/18 1ST BILL	78.60		78.60

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
03/27/2026	010852	Bill		1/18- 3/18 04/20	123.58		123.58
02/20/2026	010805	Payment	166150	2730		128.19	0.00
01/27/2026	010758	Bill		11/18- 1/18 02/20	128.19		128.19
12/12/2025	010715	Payment	163651	2694		292.29	0.00
11/26/2025	010681	Bill		9/18-11/18 01/07	146.63		292.29
10/21/2025	010629	Late Charge			12.36		145.66
09/26/2025	010592	Bill		7/18- 9/18 10/20	123.58		133.30
09/10/2025	010580	Payment	161251	2604		97.18	9.72
08/21/2025	010544	Late Charge			9.72		106.90
07/30/2025	010503	Bill		5/18- 7/18 08/20	97.18		97.18
06/11/2025	010437	Payment	158241	2523		78.60	0.00
05/29/2025	010414	Bill		4/22- 5/18 1ST BILL	78.60		78.60

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
03/27/2026	010852	Bill		1/18- 3/18 04/20	132.80		132.80
02/20/2026	010805	Payment	166150	2730		123.58	0.00
01/27/2026	010758	Bill		11/18- 1/18 02/20	123.58		123.58
12/12/2025	010715	Payment	163651	2694		135.94	0.00
11/26/2025	010681	Bill		9/18-11/18 01/07	123.58		135.94
11/07/2025	010658	Payment	163002	2660		133.30	12.36
10/21/2025	010629	Late Charge			12.36		145.66
09/26/2025	010592	Bill		7/18- 9/18 10/20	123.58		133.30
09/10/2025	010580	Payment	161251	2604		97.18	9.72
08/21/2025	010544	Late Charge			9.72		106.90
07/30/2025	010503	Bill		5/18- 7/18 08/20	97.18		97.18
06/11/2025	010437	Payment	158241	2523		78.60	0.00
05/29/2025	010414	Bill		4/22- 5/18 1ST BILL	78.60		78.60

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
03/27/2026	010852	Bill		1/18- 3/18 04/20	128.19		128.19
02/20/2026	010805	Payment	166150	2730		128.19	0.00
01/27/2026	010758	Bill		11/18- 1/18 02/20	128.19		128.19
12/12/2025	010715	Payment	163651	2694		135.94	0.00
11/26/2025	010681	Bill		9/18-11/18 01/07	123.58		135.94
11/07/2025	010658	Payment	163002	2660		133.30	12.36
10/21/2025	010629	Late Charge			12.36		145.66
09/26/2025	010592	Bill		7/18- 9/18 10/20	123.58		133.30
09/10/2025	010580	Payment	161251	2604		97.18	9.72
08/21/2025	010544	Late Charge			9.72		106.90
07/30/2025	010503	Bill		5/18- 7/18 08/20	97.18		97.18
06/11/2025	010437	Payment	158241	2523		78.60	0.00
05/29/2025	010414	Bill		4/22- 5/18 1ST BILL	78.60		78.60

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
03/27/2026	010852	Bill		1/18- 3/18 04/20	128.19		128.19
02/20/2026	010805	Payment	166150	2730		123.58	0.00
01/27/2026	010758	Bill		11/18- 1/18 02/20	123.58		123.58
12/12/2025	010715	Payment	163651	2694		135.94	0.00
11/26/2025	010681	Bill		9/18-11/18 01/07	123.58		135.94
11/07/2025	010658	Payment	163002	2660		133.30	12.36
10/21/2025	010629	Late Charge			12.36		145.66
09/26/2025	010592	Bill		7/18- 9/18 10/20	123.58		133.30
09/10/2025	010580	Payment	161251	2604		97.18	9.72
08/21/2025	010544	Late Charge			9.72		106.90
07/30/2025	010503	Bill		5/18- 7/18 08/20	97.18		97.18
06/11/2025	010437	Payment	158241	2523		127.18	0.00
05/29/2025	010414	Bill		3/27- 5/18 1ST BILL	127.18		127.18

Public Records Permits Found on County Website for the 7 Properties Mr. Bischoff is seeking a Refund

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/home>

1436 Ronald Way

Review Application - Passed : 04/14/2023
Add Non-ADU Zoning Review - Passed : 04/21/2023
Plan Check, Single Family - Not Passed : 07/05/2023
Plan Check, Single Family - Passed : 02/08/2024
Under Slab Utility Inspections - Approved : 02/15/2024
Footing/Foundation Inspections - Partial Approval : 02/20/2024
Footing/Foundation Inspections - Approved : 03/13/2024
Roof and Shear Inspections - Approved : 04/19/2024
Temporary Power / E-Tag Inspections - Canceled : 10/17/2024
Rough Inspections - Approved : 06/13/2025
Insulation Inspections - Approved : 06/19/2025
Drywall Inspections - Approved : 07/08/2025
Shower Pan Inspections - Approved : 08/20/2025
Temporary Power / E-Tag Inspections - Approved : 08/25/2025
Interior Gas Inspections - Approved : 09/11/2025
Final Inspections - Approved : 12/15/2025
Erosion and Sedimentation Control Inspections - Approved : 12/15/2025
Site Utility Inspections - Approved : 12/15/2025
Stucco / Lath Inspections - Approved : 12/15/2025
Final Permit - Passed : 12/15/2025

1452 Ronald Way

Review Application - Passed : 04/14/2023
Add Non-ADU Zoning Review - Passed : 04/21/2023
Plan Check, Single Family - Not Passed : 07/05/2023
Plan Check, Single Family - Passed : 02/08/2024

Under Slab Utility Inspections - Approved : 02/15/2024
Footing/Foundation Inspections - Partial Approval : 02/20/2024
Footing/Foundation Inspections - Approved : 03/13/2024
Roof and Shear Inspections - Approved : 04/19/2024
WATER METER INSTALLED EFFECTIVE: 04/23/2024
Rough Inspections - Approved : 06/13/2025
Insulation Inspections - Approved : 06/19/2025
Drywall Inspections - Approved : 07/08/2025
Shower Pan Inspections - Approved : 08/21/2025
Temporary Power / E-Tag Inspections - Approved : 08/25/2025
Interior Gas Inspections - Approved : 09/17/2025
Stucco / Lath Inspections - Approved : 01/20/2026
Site Utility Inspections - Approved : 01/20/2026
Erosion and Sedimentation Control Inspections - Approved : 01/20/2026
Final Inspections - Approved : 01/20/2026
Final Permit - Passed : 01/20/2026

1468 Ronald Way

Review Application - Passed : 04/17/2023
Add Non-ADU Zoning Review - Passed : 04/21/2023
Plan Check, Single Family - Not Passed : 07/05/2023
Plan Check, Single Family - Passed : 02/08/2024
Under Slab Utility Inspections - Approved : 05/07/2024
Site Utility Inspections - Partial Approval : 05/07/2024
Footing/Foundation Inspections - Partial Approval : 05/16/2024
Footing/Foundation Inspections - Approved : 06/04/2024
Roof and Shear Inspections - Partial Approval : 08/06/2024
Roof and Shear Inspections - Approved : 10/17/2024
Stucco / Lath Inspections - Approved : 01/06/2025
Rough Inspections - Approved : 07/09/2025
Drywall Inspections - Approved : 07/22/2025

Interior Gas Inspections - Approved : 07/25/2025
Temporary Power / E-Tag Inspections - Approved : 08/25/2025
Shower Pan Inspections - Approved : 10/16/2025
Insulation Inspections - Approved : 11/20/2025
Site Utility Inspections - Approved : 11/20/2025
Erosion and Sedimentation Control Inspections - Approved : 11/20/2025
Final Inspections - Partial Approval : 11/20/2025
Final Permit
Issue Certificate of Occupancy

1484 Ronald Way

Review Application - Passed : 04/17/2023
Add Non-ADU Zoning Review - Passed : 04/21/2023
Plan Check, Single Family - Not Passed : 07/05/2023
Plan Check, Single Family - Passed : 02/08/2024
Under Slab Utility Inspections - Approved : 05/07/2024
Site Utility Inspections - Partial Approval : 05/07/2024
Footing/Foundation Inspections - Partial Approval : 05/16/2024
Footing/Foundation Inspections - Approved : 06/04/2024
Roof and Shear Inspections - Partial Approval : 08/06/2024
Stucco / Lath Inspections - Approved : 01/06/2025
Rough Inspections - Approved : 07/25/2025
Insulation Inspections - Approved : 07/29/2025
Roof and Shear Inspections - Approved : 07/29/2025
Drywall Inspections - Approved : 08/07/2025
Interior Gas Inspections - Approved : 08/07/2025
Temporary Power / E-Tag Inspections - Approved : 08/25/2025
Shower Pan Inspections - Approved : 10/10/2025
Final Inspections - Approved : 11/24/2025
Erosion and Sedimentation Control Inspections - Approved : 12/08/2025
Final Permit

Issue Certificate of Occupancy

1465 Ronald Way

Review Application - Passed : 04/20/2023
Add Non-ADU Zoning Review - Passed : 04/21/2023
Plan Check, Single Family - Not Passed : 07/05/2023
Plan Check, Single Family - Passed : 02/08/2024
Under Slab Utility Inspections - Approved : 02/26/2024
Footing/Foundation Inspections - Partial Approval : 03/01/2024
Roof and Shear Inspections - Approved : 05/06/2024
Footing/Foundation Inspections - Approved : 06/03/2024
Rough Inspections - Approved : 07/09/2025
Drywall Inspections - Approved : 07/29/2025
Temporary Power / E-Tag Inspections - Approved : 08/25/2025
Shower Pan Inspections - Approved : 10/16/2025
Interior Gas Inspections - Approved : 11/19/2025
Erosion and Sedimentation Control Inspections -
Site Utility Inspections -
Insulation Inspections -
Stucco / Lath Inspections -
Final Inspections -
Final Permit -
Issue Certificate of Occupancy -

1481 Ronald Way

Review Application - Passed : 04/20/2023
Add Non-ADU Zoning Review - Passed : 04/21/2023
Plan Check, Single Family - Not Passed : 07/05/2023
Plan Check, Single Family - Passed : 02/08/2024
Under Slab Utility Inspections - Approved : 02/26/2024
Footing/Foundation Inspections - Partial Approval : 02/29/2024
Footing/Foundation Inspections - Approved : 03/21/2024

Roof and Shear Inspections - Approved : 05/06/2024
Rough Inspections - Approved : 07/14/2025
Insulation Inspections - Approved : 07/29/2025
Drywall Inspections - Approved : 08/07/2025
Interior Gas Inspections - Approved : 08/07/2025
Stucco / Lath Inspections - Approved : 08/07/2025
Temporary Power / E-Tag Inspections - Approved : 08/25/2025
Shower Pan Inspections - Approved : 10/10/2025
Final Inspections - Partial Approval : 12/04/2025
Erosion and Sedimentation Control Inspections -
Site Utility Inspections -
Final Permit
Issue Certificate of Occupancy

1497 Ronald Way

Type Zoning Clearance - Approved
Permit Number CCM2021-00005
Stormwater - Issued Date 11/02/2021
Finalized Date 11/02/2021

Carey Casciola

From: Alyssa <alyssah03@gmail.com>
Sent: Monday, April 27, 2026 4:02 PM
To: Carey Casciola
Subject: Written Communications

Hello,

Can you please include the following letter to the board members in the written communication section of the next board meeting agenda. I have already sent the Board the letter previously.

Thank you.

Dear Members of the Board,

I recently attended the April 2026 board meeting and provided a public comment regarding the Oceano banner proposal to the OCSD by the Vitality Advisory Council of Oceano, of which I am a volunteer council member.

During my remarks, I initially felt discouraged when I observed that one director appeared not to be listening and was looking past me while I was speaking. As a member of the public addressing the Board, this came across as dismissive and discourteous. However, after reviewing the meeting recording on SLO Span, I understand that the director's attention was drawn to a disruption occurring behind me.

Specifically, while I was speaking, a member of the audience was visibly causing a disruption by talking and waving papers. After I concluded my remarks, this same individual directed comments toward me, including accusations that I was not telling the truth and to stop lying, until Board President Gibson intervened and asked those individuals to be quiet.

This behavior is visible in the meeting recording between approximately 23:03 and 24:24.

I appreciate the Board's efforts to maintain order, and I respectfully request that additional measures be taken, when possible, to ensure that audience members adhere to established decorum policies especially when the behavior is repeated consistently. Maintaining a respectful and distraction-free environment is important so that all speakers feel heard and supported when participating in the public process.

Thank you for your time and consideration.

Sincerely,

Alyssa Sparling

Oceano Resident