




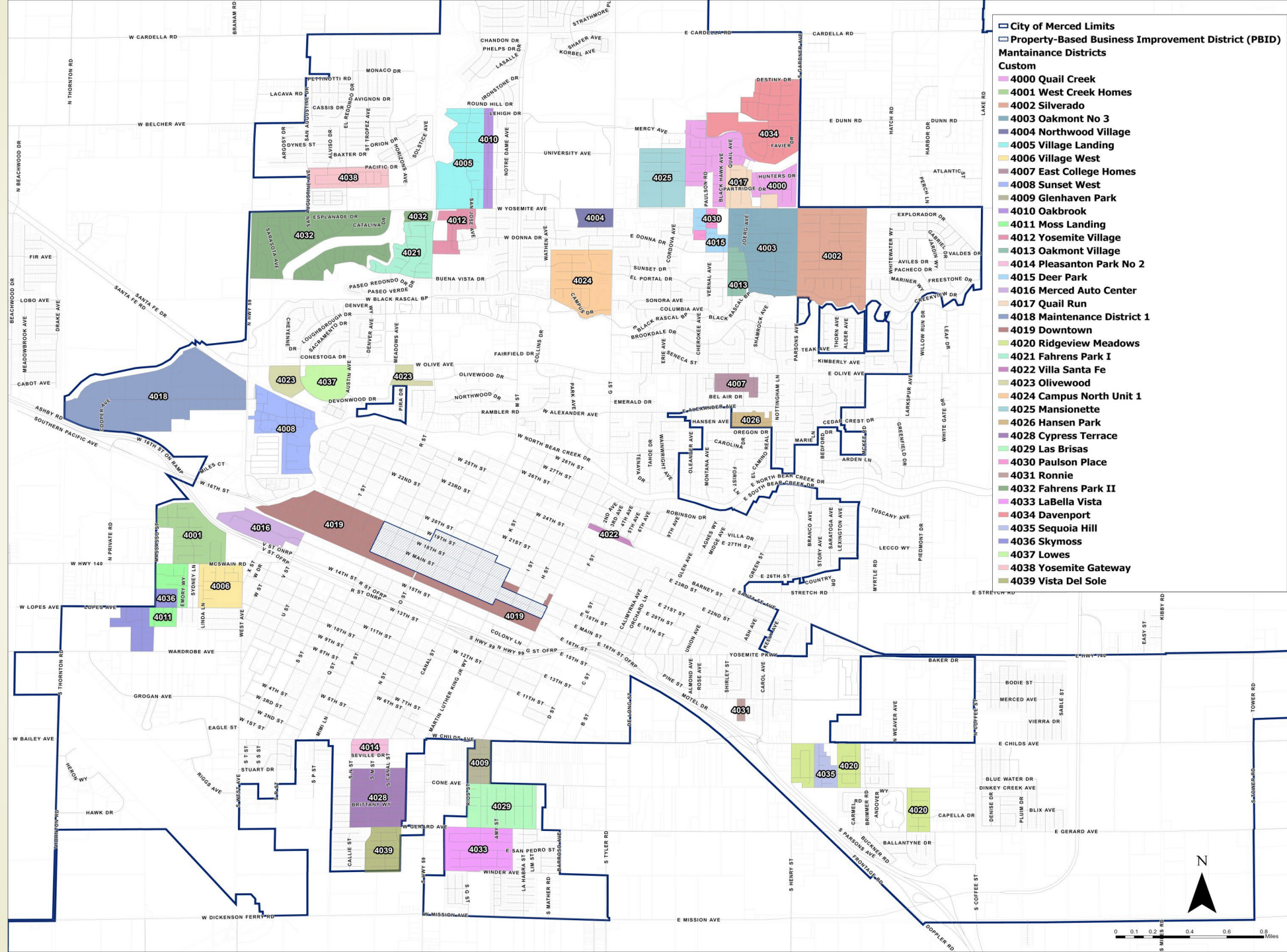
**Report For Public Input  
Maintenance Districts  
Fiscal Year 2026/2027  
Engineer's Reports & Budgets**



# Maintenance Districts

- ▶ The City of Merced has 39 Maintenance Districts
  - ▶ Individual District Engineer's Reports were made available upon request at the City Clerk's Office
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# Maintenance Districts Map





# Budget Highlights

Consumer Price Index (CPI) – Adjustment 2.9%

Quail Creek, Oakmont #3, Northwood Village, Oakbrook, and Ridgeview Meadows had successful ballots to increase the District Assessments

Fahrens Park II - \$100,000 - Eucalyptus & General Tree Maintenance

Quail Creek, Oakmont 3, Northwood Village, Downtown, Cypress Terrace, Las Brisas, Fahrens Park II, La Bella Vista, and Davenport – Weekly landscape service

West Creek Homes, Silverado, Sunset West, Ridgeview Meadows, Sequoia Hill, Skymoss, Lowes, Yosemite Gateway, and Vista del Sol – Bi-weekly landscape service

Village Landing, Mansionette, and Paulson Place – Monthly landscape service

Fahren's Park I – Landscape service reduced from bi-weekly to quarterly

Pleasanton Park – Landscape service reduced from monthly to quarterly

Campus North – Two-time clean up during the year

Hansen Park & Olivewood – Landscape maintenance service on as needed basis and available funding

# Budget Highlights

- LED Lighting Replacement Project - City Council Goals and Priorities for Brighter Streets (Carry-over)

DISTRICT NAME	AMOUNT
Paulson Place	\$1,597
Ronnie	\$831
Fahren's Park II	\$35,668
Skymoss	\$5,919
Vista Del Sol	\$216
<b>TOTAL:</b>	<b>\$44,231</b>



# Budget Highlights

## ➤ Sidewalk/curb/gutter repair and replacement

DISTRICT NAME	AMOUNT
Silverado	\$25,000
Sunset West	\$25,000
Sequoia Hill	\$9,729
Vista del Sol	\$2,896
<b>TOTAL:</b>	<b>\$62,625</b>



# Budget Highlights

## Tree trimming, removal and replacement

DISTRICT NAME	AMOUNT
Sunset West	\$3,131
Landscape District #1	\$5,000
Mansionette	\$10,000
Las Brisas	\$10,667
Fahren's Park II	\$100,000
La Bella Vista	\$8,073
Davenport	\$7,625
Yosemite Gateway	\$16,000
Vista del Sol	\$11,368
<b>TOTAL:</b>	<b>\$171,864</b>



# Budget Highlights

- ▶ Fahren's Park I
  - ▶ Landscape services reduced from bi-weekly to quarterly
  - ▶ Irrigation for 3 months during Summer
  - ▶ No funds for replacement expense
  - ▶ This level of funding can be sustained for two years using District reserves

**2026/2027 ENGINEER'S REPORT AND BUDGET  
FAHRENS PARK  
MAINTENANCE DISTRICT  
BUDGET ACCOUNT NO. 40216100**

ITEM	AMOUNT
MATERIALS, SUPPLIES & SERVICES	\$21,482.00
REPLACEMENT EXPENSE	\$0.00
TOTAL BUDGET	\$21,482.00
PRIOR YEAR ADJUSTMENT (Deduct from Reserves)	(\$16,082.00)
DISTRICT ASSESSMENT	\$5,400.00
TOTAL ASSESSABLE UNITS	171
ASSESSMENT PER UNIT	\$31.58

Fiscal Year 2026/2027

New Fund #	District Name	Service Type	City Share	Proposed Assessment	Revenue Budget	Expense Budget	Engineer's Estimated Ending Balance as of 6/30/27	Fund Balance Used	Projected Pump Reserve as of 3/4/26	Prop 218 Ballot Fiscal Year	Comments: CPI shown for Successful Ballots
4000	Quail Creek	L		73,129	73,129	73,129	55,181	-	N/A	25/26	CPI on 12/1/25 was 343.789
4001	West Creek Homes 1	B	-	16,110	16,110	16,110		-		00/01	CPI on 3/1/00 was 173.4
	West Creek Homes 2	SD	-	1,465	1,465	1,465	54,468	-	30,292	00/01	CPI on 3/1/00 was 173.4
4002	Silverado #1	B	-	92,635	92,635	104,379	142,809	11,744	28,272	00/01	CPI on 3/1/00 was 173.4
4003	Oakmont No 3	L	-	58,890	58,890	58,890	32,823	-	N/A	25/26	CPI on 12/1/25 was 343.789
4004	Northwood Village	L	-	13,609	13,609	13,609	3,278	-	N/A	25/26	CPI on 12/1/25 was 343.789
4005	Village Landing	L	-	16,406	16,406	16,406	35,717	0	N/A	03/04	CPI on 3/1/03 was 188.1
4006	Village West	SD	-	5,191	5,191	14,505	20,944	9,314	29,235	N/A	No Previous Ballot
4007	E College Homes	SD	-	3,262	3,262	3,262	3,977	-	25,195	25/26	Ballot Failed 1/20/26
4008	Sunset West	B	-	43,000	43,000	63,634	79,880	20,634	33,498	01/02	CPI on 3/1/01 was 180.1
4009	Glenhaven Park	SD	-	3,792	3,792	3,792	40,586	0	27,299	N/A	No Previous Ballot
4010	Oakbrook	SD	-	12,638	12,638	12,638	12,481	0	26,954	25/26	CPI on 12/1/25 was 343.789
4011	Moss Landing	SD	-	7,638	7,638	7,638	34,443	-	26,897	18/19	CPI on 3/1/18 was 260.9
4012	Yosemite Village	SD	-	4,505	4,505	5,768	10,741	1,263	28,976	N/A	Ballot Failed 2/13
4013	Oakmont Village	SD		8,390	8,390	15,714	28,346	7,324	20,697	00/01	CPI on 3/1/00 was 173.4
4014	Pleasanton Park	L		4,843	4,843	4,843	5,864	0	N/A	25/26	Failed 12/1/08, 6/19/17 & 1/20/26
4015	Deer Park 1&2	SD		4,023	4,023	5,501	42,700	1,478	29,390	N/A	No Previous Ballot
4016	Merced Auto Center	B	15,992	3,855	19,847	19,847	8,580	-	5,051	25/26	Ballot Failed 12/1/08 & 1/20/26
4017	Quail Run	SD		12,537	12,537	12,537	105,895	-	38,952	98/99	CPI on 2/1/98 was 163.2
4018	Landscape District 1	L		991	991	6,336	12,997	5,345	N/A	N/A	No Previous Ballot
4019	Downtown Area 1	L		50,537	50,537	50,537		0	N/A	N/A	Ballot Failed 6/7/04
	Downtown Area 2	L		40,109	40,109	40,109	102,843				
4020	Ridgeview Meadows	B		27,545	27,545	27,545	5,962	-	26,028	25/26	CPI on 12/1/25 was 343.789
4021	Fahrens Park	B		5,400	5,400	21,482	28,787	16,082	28,131	25/26	Ballot Failed 1/20/26
4022	Villa Santa Fe	SD		571	571	571	13,416	0	N/A	N/A	No Previous Ballot
4023	Olivewood	B	3,916	1,532	5,448	5,661	3,828	213	11,807	25/26	Failed 12/1/08, 2/7/17 & 1/20/26
4024	Campus North	B		15,669	15,669	15,669	14,288	0	12,431	25/26	Failed 12/1/08, 2/7/17 & 1/20/26
4025	Mansionette	B		36,000	36,000	36,000	70,370	-	9,828	17/18	CPI on 2/1/17 was 252.5
4026	Hansen Park	B	-	4,177	4,177	4,177	4,144	0	4,512	25/26	Failed 12/1/08, 6/19/17 & 1/20/26
4028	Cypress Terrace	SD		2,246	2,246	2,246				02/03	CPI on 8/1/02 was 185.8
	Cypress Terrace	B	-	68,958	68,958	68,958	84,094	-	18,448	02/03	CPI on 8/1/02 was 185.8
4029	Las Brisas	B	-	74,597	74,597	74,597	89,618	-	24,447	98/99	CPI on 7/1/98 was 164.3
4030	Paulson Place Zone 1	B	-	7,846	7,846	10,962				00/01	CPI on 3/1/00 was 173.4
	Paulson Place Zone 2	SD	-	514	514	750	14,684	3,352	21,198	00/01	CPI on 3/1/00 was 173.4
4031	Ronnie	SD	-	4,399	4,399	5,594	77,563	1,195	27,234	00/01	CPI on 8/1/00 was 175.9
4032	Fahrens Pk 2 Zone 1	B	-	189,433	189,433	225,101				00/01	CPI on 8/1/00 was 175.9
	Fahrens Pk 2 Zone 2	SD	-	1,694	1,694	1,694	288,420	35,668	36,991	00/01	CPI on 8/1/00 was 175.9
4033	LaBella Vista	B	-	52,600	52,600	52,600	47,567	-	16,310	02/03	CPI on 5/1/02 was 185.0
4034	Davenport Ranch	B	-	3,375	3,375	3,375				02/03	CPI on 7/1/02 was 184.7
	Davenport Ranch	B	-	2,531	2,531	2,531				02/03	CPI on 7/1/02 was 184.7
	Davenport Ranch	B	-	78,470	78,470	78,470	68,160	-	12,865	02/03	CPI on 7/1/02 was 184.7
4035	Sequoia Hill	B	-	19,000	19,000	26,862	86,094	7,862	13,460	02/03	CPI on 8/1/02 was 185.8
	Skymoss	SD	-	3,211	3,211	6,171				03/04	CPI on 9/1/03 was 189.6
4036	Skymoss	B	-	9,984	9,984	12,944	102,246	5,919	14,046	03/04	CPI on 9/1/03 was 189.6
4037	Lowe's	B	-	18,964	18,964	18,964	69,587	0	13,047	05/06	CPI on 3/1/04 was 192.2
4038	Yosemite Gateway 1	B	-	40,926	40,926	40,926				05/06	CPI on 1/1/04 was 189.0
	Yosemite Gateway 2	B	-	23,238	23,238	23,238	118,003	-	7,454	05/06	CPI on 1/1/04 was 189.0
4039	Vist Del Sol	B	-	35,000	35,000	35,000	135,829	-	16,308	05/06	CPI on 3/1/04 was 192.2

# Consideration For Future Ballot

- 4007 - East College Homes
- 4014 - Pleasanton Park
- 4021 - Fahrens Park I
- 4023 - Olivewood
- 4024 - Campus North
- 4026 - Hansen Park

New Fund #	District Name	Prop 218 Ballot Fiscal Year	Comments: CPI shown for Successful Ballots
4000	Quail Creek	25/26	CPI on 12/1/25 was 343.789
4001	West Creek Homes 1	00/01	CPI on 3/1/00 was 173.4
	West Creek Homes 2	00/01	CPI on 3/1/00 was 173.4
4002	Silverado #1	00/01	CPI on 3/1/00 was 173.4
4003	Oakmont No 3	25/26	CPI on 12/1/25 was 343.789
4004	Northwood Village	25/26	CPI on 12/1/25 was 343.789
4005	Village Landing	03/04	CPI on 3/1/03 was 188.1
4006	Village West	N/A	No Previous Ballot
4007	E College Homes	25/26	Ballot Failed 1/20/26
4008	Sunset West	01/02	CPI on 3/1/01 was 180.1
4009	Glenhaven Park	N/A	No Previous Ballot
4010	Oakbrook	25/26	CPI on 12/1/25 was 343.789
4011	Moss Landing	18/19	CPI on 3/1/18 was 260.9
4012	Yosemite Village	N/A	Ballot Failed 2/13
4013	Oakmont Village	00/01	CPI on 3/1/00 was 173.4
4014	Pleasanton Park	25/26	Failed 12/1/08, 6/19/17 & 1/20/26
4015	Deer Park 1&2	N/A	No Previous Ballot
4016	Merced Auto Center	25/26	Ballot Failed 12/1/08 & 1/20/26
4017	Quail Run	98/99	CPI on 2/1/98 was 163.2
4018	Landscape District 1	N/A	No Previous Ballot
4019	Downtown Area 1		
	Downtown Area 2	N/A	Ballot Failed 6/7/04
4020	Ridgeview Meadows	25/26	CPI on 12/1/25 was 343.789
4021	Fahrens Park	25/26	Ballot Failed 1/20/26
4022	Villa Santa Fe	N/A	No Previous Ballot
4023	Olivewood	25/26	Failed 12/1/08, 2/7/17 & 1/20/26
4024	Campus North	25/26	Failed 12/1/08, 2/7/17 & 1/20/26
4025	Mansionette	17/18	CPI on 2/1/17 was 252.5
4026	Hansen Park	25/26	Failed 12/1/08, 6/19/17 & 1/20/26
4028	Cypress Terrace	02/03	CPI on 8/1/02 was 185.8
	Cypress Terrace	02/03	CPI on 8/1/02 was 185.8
4029	Las Brisas	98/99	CPI on 7/1/98 was 164.3
4030	Paulson Place Zone 1	00/01	CPI on 3/1/00 was 173.4
	Paulson Place Zone 2	00/01	CPI on 3/1/00 was 173.4
4031	Ronnie	00/01	CPI on 8/1/00 was 175.9
4032	Fahrens Pk 2 Zone 1	00/01	CPI on 8/1/00 was 175.9
	Fahrens Pk 2 Zone 2	00/01	CPI on 8/1/00 was 175.9
4033	LaBella Vista	02/03	CPI on 5/1/02 was 185.0
4034	Davenport Ranch	02/03	CPI on 7/1/02 was 184.7
	Davenport Ranch	02/03	CPI on 7/1/02 was 184.7
	Davenport Ranch	02/03	CPI on 7/1/02 was 184.7
4035	Sequoia Hill	02/03	CPI on 8/1/02 was 185.8
4036	Skymoss	03/04	CPI on 9/1/03 was 189.6
	Skymoss	03/04	CPI on 9/1/03 was 189.6
4037	Lowe's	05/06	CPI on 3/1/04 was 192.2
4038	Yosemite Gateway 1	05/06	CPI on 1/1/04 was 189.0
	Yosemite Gateway 2	05/06	CPI on 1/1/04 was 189.0
4039	Vist Del Sol	05/06	CPI on 3/1/04 was 192.2



# Maintenance Districts

Open Public  
Hearing will be  
June 15, 2026

Approve Resolution  
2026-28  
Adopting Engineer's  
Reports for  
Maintenance Districts

# Questions?

