

Hunters Point Shipyard Community Facilities Districts

June 2024



Homeowners Association (HOA)

- **Covenants, Conditions, and Restrictions (CC&Rs):**
 - Private agreement between Condo/TH owners and their HOA
- **Master Association**
 - Community Events, Security Camera, Admin
- **Condo & Townhome Associations**
 - Building Property and Liability insurance (not for individual units), water and trash, landscaping, building janitorial, building maintenance and repair, administrative work
 - Reserves – Painting/siding, reroofing, remodeling of common areas, re-landscaping of Common Areas

Seabreeze Management Contact Information

Senior Community Manager: Tawanna Harris

925-310-5626

Tawanna.Harris@Seabreezemgmt.com

Associate Manager: Mariella Jimenea

925-255-5701

Mariella.Jimenea@Seabreezemgmt.com

Director of Community Management (San Francisco):

Sergei Bokov

925-233-6973

Sergei.Bokov@Seabreezemgmt.com

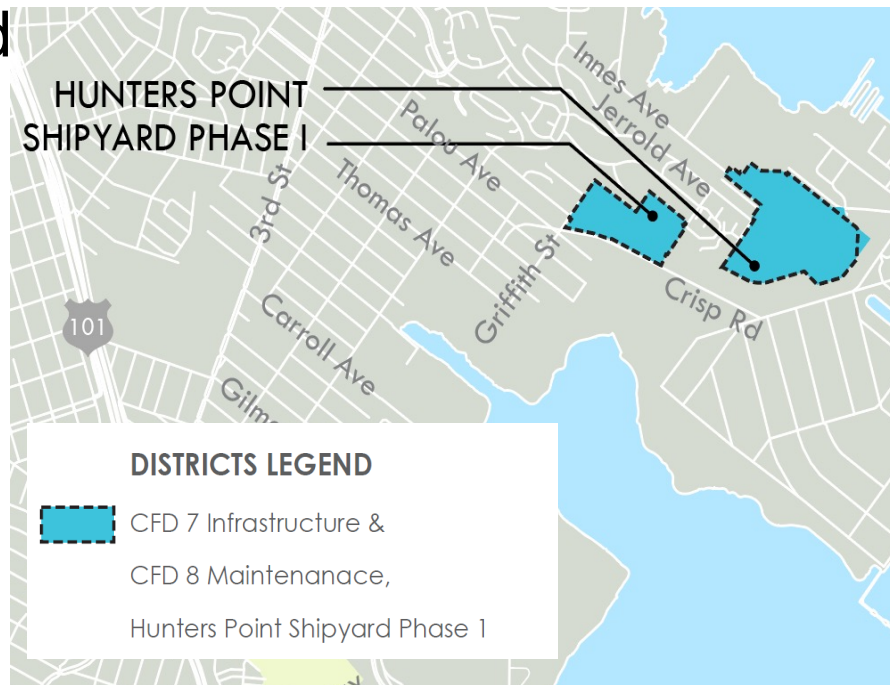
Seabreeze Customer Service

800-232-7517

CSTeam@Seabreezemgmt.com

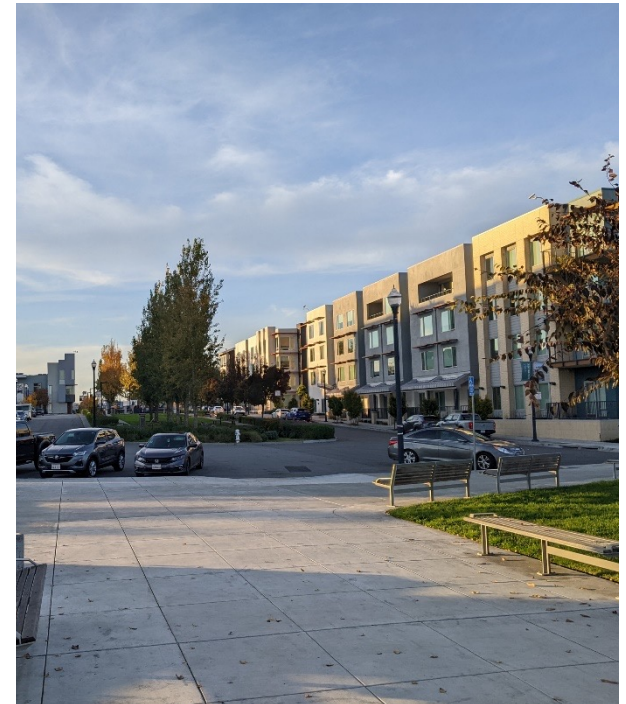
Hunters Point Shipyard Phase 1 Community Facilities Districts (CFDs)

- **CFD #7** - Funds infrastructure Construction
- **CFD #8** - Funds maintenance and repair of parks, open space, park streetscape elements, community building and public art as well as necessary reserves to address future capital need



CFD #7 - Infrastructure

- Funds are used for debt service on the Bonds that paid for infrastructure
- Funds can also be used to pay directly for infrastructure work
- Annual Assessment increases 2% every year
- Funds and Bonds are used to pay for:
 - Roadway improvements
 - Wastewater system improvements
 - Water system Improvements
 - Drainage Improvements
 - Parks and Landscaping Improvements
 - Bio Retention Improvements
 - Administration of the CFD



CFD #8 – Maintenance

- Annual Assessment was based on projected costs of maintaining the parks, open space streetscape elements, community building and public art as well as necessary reserves to address future capital needs.
- Annual Assessment increases the lesser of Consumer Price Index or 5.5%.
- Funds are used to pay for maintenance of parks, open space, streetscape elements and related services



CFD #8 – Maintenance Funds

- **Open Space Streetscape Elements:**
 - Artwork, sculptures, including the art elements of the Cultural, Historical Recognition Program and the Youth Tiles;
 - Picnic tables, bbq pits, light bollards, drinking fountains, colored asphalt, ADA ramps, wall lights, benches, signage, bus shelters, street trees/grates, light standards, trash cans/recycling bins, banners, and fencing;
 - Trees, shrubs, flowers, lawn, grass, other vegetation; mulch, hydroseed, stones, gravel decomposed granite, and other comparable materials; and
 - Irrigation
- **Hilltop Open Space and Park Elements:**
 - Hillpoint Park, Coleman Bluff Pedestrian Paths, Innes Court Park
 - Landscaping/Streetscape elements bordering:
 - Block 1; the Community Facilities Parcel at Galvez Avenue and Donahue Street.
 - Hilltop Pocket Parks
- **Future Hillside Open Space and Park Elements**
 - Hillside Central Park (including seating area) Upper Central Park (including plaza area) Middle Central Park (including stairway) Lower Central Park, Hillside Pock Parks

CFD #8 – Maintenance Funds

- **Related Services:**

- Professional, technical and specialty services, including but not limited to, the following:
 - Property Management Services/Administration of the CFD
 - Engineering Services
 - Landscaping, softscape, hardscape and horticultural services
 - Utilities - Electricity for street/park lighting, Water for irrigation
 - Graffiti removal services
 - Signage maintenance program
 - Stone maintenance
 - Any other service necessary to maintain the elements of the open space and park system

- **Capital and Operating Reserves**

- Funds are set aside to pay for capital improvements and cover operating cost increases in future years when all parks are built.

Questions

CFD #7 Budget

Expenditure Type	Expenditure Detail	Special Tax	Fund Balance	Total
Debt Service	Debt service for previously issued debt	\$1,895,850		\$1,895,850
Administrative Expenses	Staffing and consulting costs to administer CFD	\$302,782		\$302,782
Infrastructure Reimbursement	Direct reimbursement to developer for costs of infrastructure construction	\$1,134,628	\$8,047,142	\$9,181,770
Total		\$3,333,260	\$8,047,142	\$11,380,402

CFD #8 Budget

Expenditure Type	Expenditure Detail	Special Tax	Fund Balance	Total
Maintenance and Operations	Professional services to maintain and operate the Facilities. Includes utilities	\$1,255,000		\$1,255,000
Capital Expenses	Planned capital expenses for Facilities	\$206,521	\$318,479	\$525,000
Administrative Expenses	Staffing and consulting costs to administer CFD	\$281,005		\$281,005
Contingency Reserve	Reserve for maintenance, capital and administrative expenditures		\$100,000	\$100,000
Total		\$1,742,526	\$418,479	\$2,161,005

24-25 Capital Expenses

FY 24-25 CAPITAL EXPENSES	
Siding Community Facilities Building	\$105,000
Repairing Nautical Swing	\$100,000
Vehicle/Toro	\$191,000
Capital Equipment	\$105,514
Site Operational Set-up	\$21,000
Total	\$522,514
Rounded for Budget	\$525,000

Assessment District Map

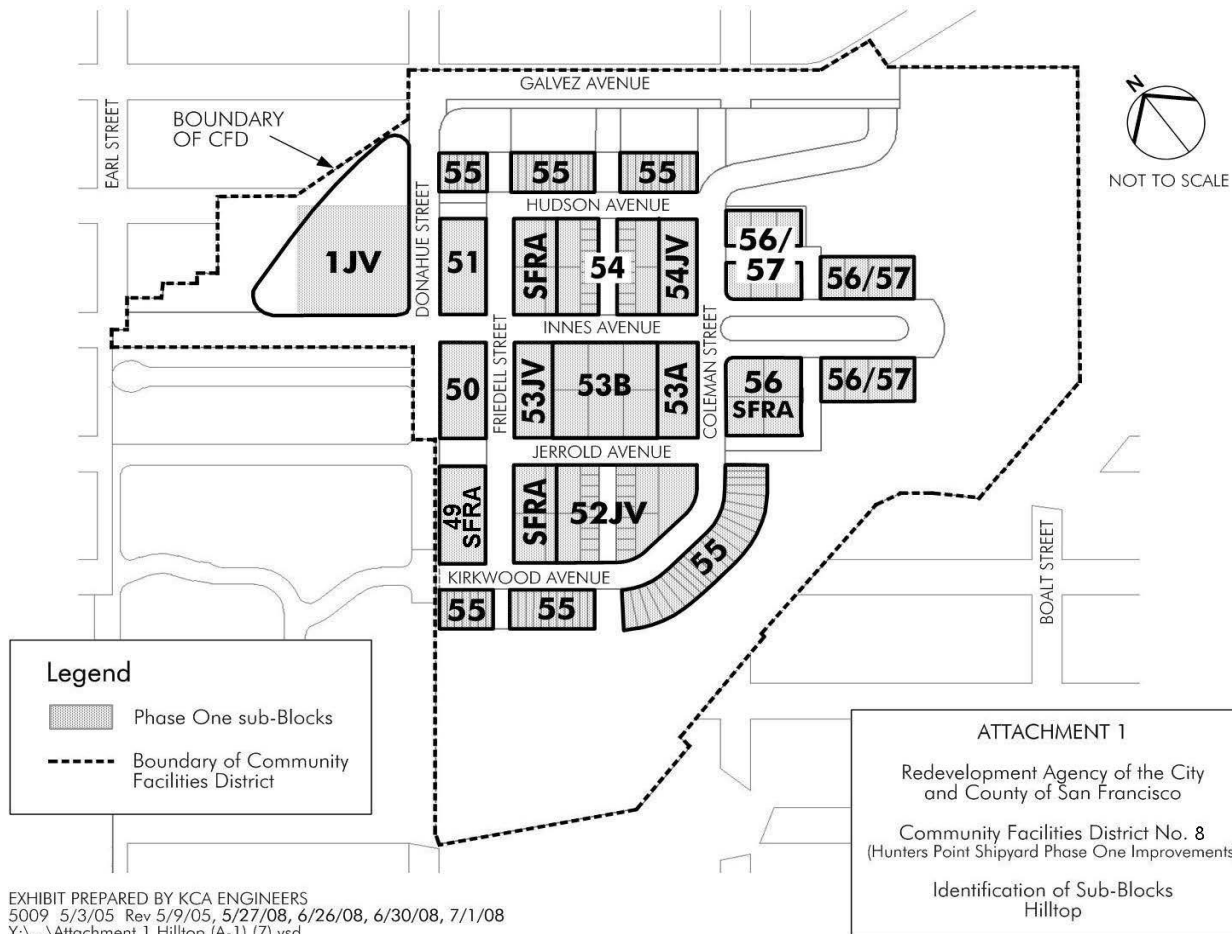
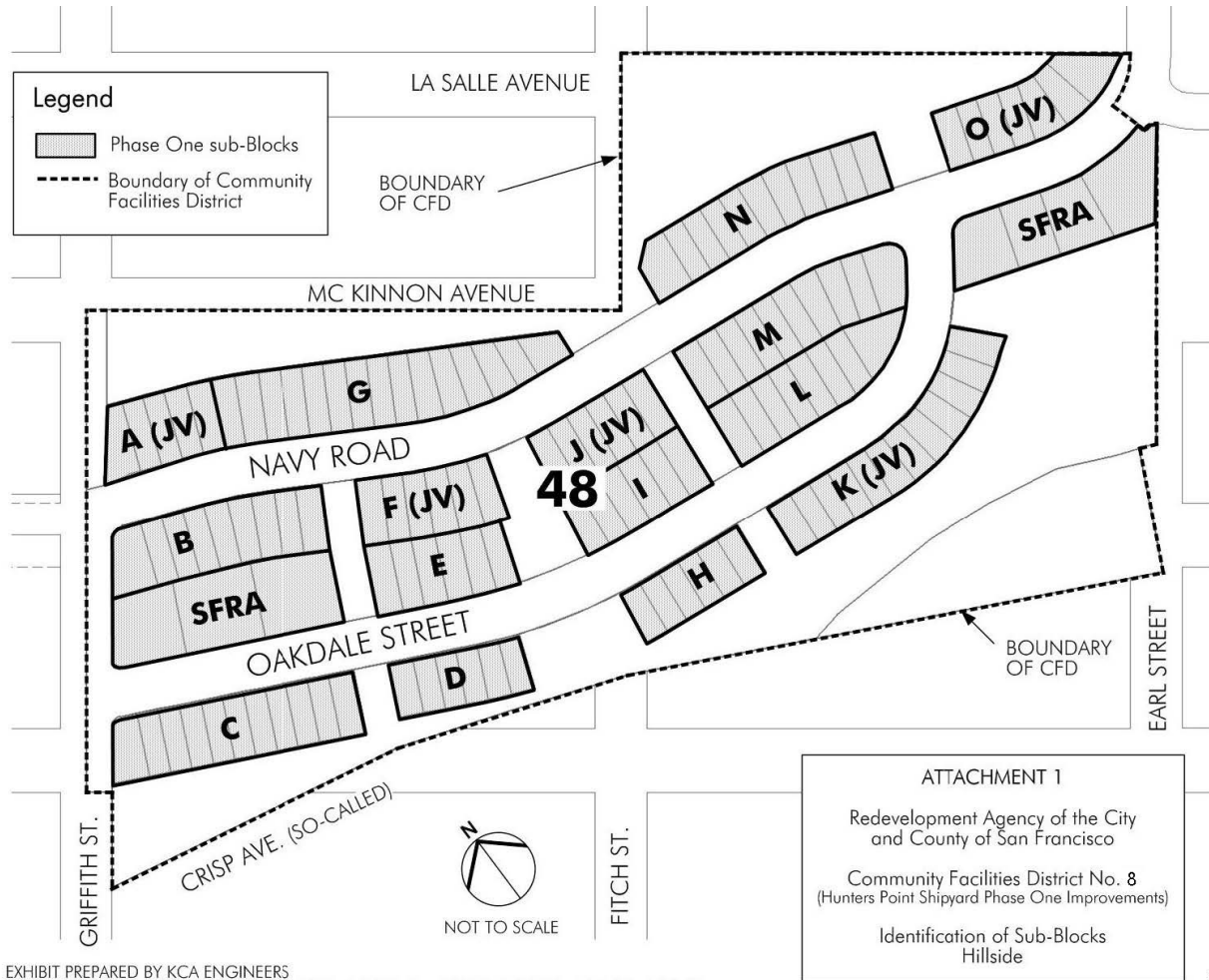


EXHIBIT PREPARED BY KCA ENGINEERS
 5009 5/3/05 Rev 5/9/05, 5/27/08, 6/26/08, 6/30/08, 7/1/08
 Y:\...\Attachment 1 Hilltop (A-1) (7).vsd

Assessment District Map



Property Management Budget FY 23-24		
ADMINISTRATIVE SERVICES	\$	33,500
SUBCONTRACTED SERVICES		
Landscaping Services	\$	159,796
Total Janitorial	\$	127,836
Other Subcontracted Services	\$	165,827
TOTAL SUBCONTRACTED SERVICES	\$	453,459
Total Material & Supplies	\$	36,342
SUBTOTAL OPERATING EXPENSES	\$	523,301
INSURANCE & OTHER	\$	119,637
UTILITIES	\$	172,251
TOTAL OPERATING EXPENSES	\$	815,189
TOTAL CAPITAL BUDGET	\$	100,000
TOTAL BUDGET	\$	915,189