

BROAD BEACH GEOLOGIC HAZARD ABATEMENT DISTRICT

REGULAR MEETING AGENDA

Sunday June 2, 2013; 9:00 a.m.

**Private Residence-
31330 Broad Beach Road, Malibu, CA 90265**

Closed Sessions Matters

Under this item, the GHAD Board shall meet in a closed session to discuss matters pursuant to Government Code Sections 54956.8 and 54956.9 (a).

None.

Regular Session Matters

- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Adoption of Agenda**
- 4) **Approve Summary of Actions from May 5, 2013 Meeting**

Recommendation: Chair to conduct vote on approving Summary of Actions from May 5, 2013 Meeting. If passed, Chair to sign Summary of Actions.

- 5) **Ceremonial/Presentations**

None.

- 6) **Consent Calendar**

None.

- 7) **Public Hearings**

None.

- 8) **Old Business**

- a. **Permitting and Regulatory Process.** (Board Member Marquis, Project Counsel, and Engineer). Report to include project regulatory status update, including:
 - (i) Sand Source: Multi-disciplinary update and discussion of sand source alternatives, budget, and financial issues. Staff seeks guidance on viable

sand source(s) to be carried through permitting process.

(ii) CCC: Matters to consider include CDP Status.

(iii) SLC & APTR: Status update

(iv) RWQCB and USACE: Permitting update

- b. Proposed GHAD Contracting Policy. Discussion of potential adoption of contracting rules. (GHAD Project Counsel)

Recommendation: Monitor development of GHAD contracting rules and/or procedures.

9) New Business

a. Procedure for Filing Vacancy on BBGHAD Board of Directors. Potential exists that a BBGHAD Board Member may resign in the future due to conveyance of his real property within the BBGHAD boundaries. Project Counsel will brief BBGHAD Board on process to replace a BBGHAD Board Member who resigns before the expiration of his 4-year term. (GHAD Project Counsel). Consideration of this item may include consideration of Board action (motion(s) and/or resolution(s)).

10) GHAD Board Member Reports

11) GHAD Officer Reports

a. Treasurer's Report. (GHAD Treasurer).

b. GHAD Manager Report (GHAD Manager)

12) Public Comment - Non-Agenda Items

Communications from the public concerning matters that are not on the agenda but for which the GHAD Board has subject matter jurisdiction. The GHAD Board may not act on non-agendized matters except to refer the matters to staff or schedule the matters for a future agenda.

a. Public Comment on Non-Agendized Items

13) Future Meeting

Next Meeting: July 14, 2013; 9:00 a.m. Location: 31330 Broad Beach Road, Malibu, CA 90265

14) Adjournment

AGENDA 4

Summary of Actions

BROAD BEACH GEOLOGICAL HAZARD ABATEMENT DISTRICT
REGULAR MEETING

May 5, 2013

31330 Broad Beach Road, Malibu, CA 90265

1. CALL TO ORDER

Chair Karno called the meeting to order at 9:12 a.m.

2. ROLL CALL

PRESENT: Chair Karno, Vice Chair Grossman, Board Member Levitan, and Board Member Marquis.

ABSENT: Board Member Lotman and Advisor Goss.

GHAD STAFF ALSO PRESENT (not Board Members and not subject to Roll Call): GHAD Clerk and Treasurer Barbara Hamm, GHAD Engineer Russ Boudreau and Chris Webb (by telephone), Sand Consultant Dave Hummel, and GHAD Project Counsel Ken Ehrlich.

3. ADOPTION OF AGENDA

The GHAD Clerk reported that the meeting Agenda was posted at 8:35 a.m. on Thursday May 2, 2013 within the boundaries of the GHAD. Vice Chair Grossman moved, and Board Member Marquis seconded, the approval of the Agenda. The motion approving the agenda passed 4-0.

4. APPROVED SUMMARY OF ACTIONS FROM APRIL 7, 2013 MEETING

Board Member Levitan moved, and Board Member Marquis seconded, the approval of the Summary of Actions from the April 7, 2013 meeting with edits specified by Project Counsel. The motion passed 4-0.

5. CEREMONIAL PRESENTATIONS

None.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARINGS

None.

8. OLD BUSINESS

a. Permitting and Regulatory Process

The Chair recognized the Project Counsel.

(i) Sand Source

The Chair asserted that the Board would appreciate receiving updated information regarding the budget for the inland sand sources and whether any budget estimates would differ if the Project were implemented in 2014 or 2015. The Chair recognized Board Member Marquis. Board Member Marquis stated that, based on currently available information, no significant difference exists in project cost if the project would be constructed in 2014 or 2015; the only difference would be the accumulation of assessment funds. Dave Hummel responded that CEMEX' cost estimate shows an approximate 6% price increase if the project is delayed from 2014 to 2015 due to increases in the cost of materials, fuel, regulatory costs, electricity, and transportation. Mr. Hummel also stated that this estimate results from various predictions and indications of future costs. Mr. Hummel expressed confidence that costs will likely be reduced once a construction schedule is finalized and the BBGHAD is in a position to provide purchase orders to the sand sources.

The Chair recognized the Vice Chair, who inquired about efforts to field test the sand from the inland sources for grain size, chemical constituents, etc. The BBGHAD Engineer (Chris Webb) stated that the inland sources are already permitted by the state of California and the BBGHAD engineer is in the process of preparing an exemption request (Tier I Exemption) to avoid additional testing. If the exemption request is denied by the Army Corps and/or the Dredge Material Management Team, then the material can be tested for approximately \$1,500 per sample. The Vice Chair questioned the BBGHAD Engineer's position and the concept of spending significant funds on the exemption request when actual testing would provide empirical information for a comparable cost. The Vice Chair asserted that, for a variety of reasons, he would feel far more comfortable moving forward with the actual field testing of the proposed sand with at least one sample taken from each proposed inland quarry. The other Board members uniformly supported the Vice Chair's position and the BBGHAD Engineer was directed to field test the proposed materials with a budget not to exceed \$12,000.

The Chair recognized Board Member Levitan, who asked if inland-sourced sand would feel significantly different under foot than the current sand. The BBGHAD Engineer responded that the proposed sand would feel slightly more coarse than the current sand.

The Chair inquired about proposed project construction start dates and whether delayed start dates would increase project costs. Mr. Hummel responded with the following information:

Start Date	Cost (Delivered sand; no placement costs)
September 2013	\$19.8 million (base cost)
January 2014	Base cost + approx. \$750k
Fall 2014	Base cost + approx. \$1.2M

January 2015

Base cost + approx. \$1.75M

Mr. Hummel added that a sand delivery rate of 5,000 tons (7,500 cy) per day would result in a 6 month construction schedule; increasing the delivery rate to 7,500 tons (11,250 cy) per day would result in a 4 - 4.5 month construction schedule.

The Chair recognized the Vice Chair, who asked what percentage of the project could still be built if the construction budget were significantly reduced. The BBGHAD Engineer responded that the longevity of the project would be reduced if significantly less sand was used. The BBGHAD Engineer stated that the amount of sand between the revetment and existing homes could be reduced, but this area would hold only approximately 1/12 of the project's total sand. The Vice Chair then asked about the cost of relocating the existing revetment to a more inland location. The BBGHAD Engineer stated that he did not remember the cost estimate for this relocation work, but would forward an answer to the Vice Chair during the next work week. Project Counsel stated that he remembered an estimate for relocating the revetment of approximately \$450,000 – 500,000.

(ii) CCC

The Chair recognized the Vice Chair, who asked if the CCC's most recently requested additional biological studies were actually necessary for project permitting. The BBGHAD Engineer responded that the requested biological studies constitute approximately \$143,000 of the \$217,000 budget estimate for all of the CCC's recently requested studies, and all but approximately \$25,000 of the requested biological studies are legitimate. The BBGHAD Engineer stated that this approximately \$25,000 of requested studies involve the proposed Dockweiler sand source and it makes no sense to conduct such studies at present.

The Chair asked the BBGHAD Engineer for the most accurate possible budget estimate for the biological and engineering work requested by the CCC, and a timeframe for finishing both. The BBGHAD Engineer responded that the costs would be \$125,000 and \$75,000 respectively, and this work could be completed within 90 days of May 5, 2013. The Chair asked if Board Member Marquis agreed with the BBGHAD Engineer's estimates. Board Member responded affirmatively.

MOTION: The Chair moved that the BBGHAD Board direct BBGHAD staff to cause the completion of the CCC's requested biological and engineering studies (except for all requests that relate to the proposed Dockweiler sand source) by no later than August 5, 2013 with a budget not to exceed \$200,000. Board Member Marquis seconded the Motion. There was no further discussion, and the Motion passed 4-0.

The Chair asked the BBGHAD Engineer if the Board needed to consider any other technical studies at present. The BBGHAD Engineer stated that issues may exist with the mean high tide line survey proposed to be used by the SLC. Project Counsel stated that discussions have occurred on this issue with SLC staff and he would further brief the BBGHAD Engineer on the substance of these discussions.

MOTION: The Chair recognized Board Member Marquis. Board Member Marquis moved that the BBGHAD Board direct BBGHAD staff to:

- a. undertake the measures necessary to limit the sand source documentation, information, and analysis in submittals to the permitting agencies involved in the Broad Beach restoration project to only the Moorpark/Fillmore area inland sand sources (CEMEX, Grimes Rock, and Gillebrand quarries), and
- b. cease and immediately terminate any and all permitting and analysis efforts and activities in connection with sand sources other than the Moorpark/Fillmore area inland sand sources.

The Vice Chair seconded the Motion. No further discussion occurred, and the Motion passed 4-0.

The Chair recognized Board Member Marquis, who asked the BBGHAD Engineer what, if anything, has been done to consider the grain size, chemistry, and biological constituents of the sand at the inland sand sources? The BBGHAD Engineer responded that grain size of sand at the inland sand sources has been analyzed, but no further evaluation has been completed. The BBGHAD Engineer estimated a cost of \$10,000 – 12,000 to evaluate the grain size, chemistry, and biological constituents of the sand at the inland sand sources. The Chair asserted that it was the sense of the Board to direct that such testing be completed immediately at a cost not to exceed \$12,000.

The Chair recognized the Vice Chair, who stated that the BBGHAD anticipates holding various meetings with CCC representatives to address open issues (including revetment placement and alignment, west end nourishment, and duration of nourishment commitment) once the pending Ensitu septic system report is completed. Board Member Marquis added that BBGHAD staff conducted a conference call with CCC staff to confirm the scope of work for the pending Ensitu report.

The Chair recognized the Vice Chair, who added that outreach to The City Project and other minority stakeholders remains important as such groups should support the BBGHAD's efforts to restore a public beach.

(iii) SLC

Project Counsel stated that the BBGHAD has submitted a revised Project Description, which includes a description of the inland sand sources. Project Counsel anticipates receiving the SLC's position on the costs of preparing a revised APTR once SLC staff has reviewed the updated Project Description. Board Member Marquis commented that the SLC has specifically stated that it will process the BBGHAD's permits and agreements after the CCC processes the BBGHAD's CDP.

(iv) RWQCB/Army Corps

Project Counsel reported that the RWQCB and Army Corps are awaiting the final APTR and sand source analysis before completing their Section 401/404 Water Quality Certifications.

The Chair recognized Board Member Levitan, who stated that the BBGHAD should remain sensitive to the specific concerns of west Broad Beach property owners as they have distinct challenges and interests in comparison to the remainder of the property owners.

The Chair recognized Project Counsel, who reported on a conversation with Heal the Bay's technical staff regarding the likelihood that no sand from Santa Monica Bay would be used for the nourishment. Project Counsel also stressed the need for more regular communications with BBGHAD property owners, separate and apart from BBGHAD Board meetings. The Chair stated that it was the sense of the Board to communicate with BBGHAD property owners as needed on a regular basis throughout the course of the project.

b. Proposed GHAD Contracting Policy

No report.

9. NEW BUSINESS

None.

10. GHAD BOARD MEMBER REPORTS

Board Member Levitan - Board Member Levitan reported on a recent meeting with a *Vanity Fair* reporter in connection with a planned article on west coast and east coast responses to sea level rise and coastal erosion. Board Member Levitan reported that the meeting went very well, and was attended by various BBGHAD property owners. Board Member Levitan also stated that Michael Sitrick has agreed to manage press and media inquiries as needed.

Chair Karno- The Chair stated that, regretfully, he has learned that Board Member Marquis is under contract to sell his Broad Beach property. The Chair reported his understanding that: a) the sale is scheduled to be finalized in July, and b) the BBGHAD Board will need to fill the Board vacancy if the sale is finalized.

No other reports were presented.

11. GHAD OFFICER REPORTS

a. Treasurer Report

The GHAD Treasurer reported that, as of April 30, 2013, the BBGHAD had cash on hand of \$207,944. The Treasurer also reported that the BBGHAD has received an additional \$644,869 from the assessment payments. The Treasurer stated that the BBGHAD has \$61,381 in accounts payable, which would leave an anticipated approximate balance of \$791,432 after such payments are made.

b. GHAD Manager Report

None.

12. PUBLIC COMMENT: NON-AGENDA ITEMS

The Chair recognized Wini Lumsden, who stated the BBGHAD Board may consider inviting potential Board candidates to the June 2013 BBGHAD meeting.

13. FUTURE MEETING

The next GHAD Board Meeting will be on June 2, 2013 at 9:00 a.m. at a private residence located at 31330 Broad Beach Road. The Chair also mentioned that the following GHAD Board Meeting will likely be on July 14, 2013 at 9:00 a.m. at the same private residence.

14. ADJOURNMENT

The Chair recognized the Vice Chair, who moved to adjourn. Board Member Marquis seconded the motion. The motion passed 3-0. The meeting adjourned at 11:20 a.m.

Approved and adopted by the Broad Beach GHAD
Board on June _____, 2013.

NORTON KARNO, Chair

ATTEST:

BARBARA HAMM, GHAD Clerk

AGENDA 8a.

CALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202

Our 75th Year



1938 - 2013

JENNIFER LUCCHESI, Executive Officer
(916) 574-1800 Fax (916) 574-1810
California Relay Service TDD Phone 1-800-735-2929
from Voice Phone 1-800-735-2922

Contact Phone: (916) 574-1900
Contact Fax: (916) 574-1885

May 23, 2013

File Ref: W26420

Kenneth A. Ehrlich
Jeffer Mangels Butler & Mitchell LLP
1900 Avenue of the Stars, 7th Floor
Los Angeles, CA 90067-4308

SUBJECT: Broad Beach Geologic Hazard Abatement District (BBGHAD) Application for a New Lease of State Land for the Broad Beach Restoration Project, City of Malibu, Los Angeles County

Dear Mr. Ehrlich:

The purpose of this letter is to advise you of the current status of the Analysis of Impacts to Public Trust Resources and Values (APTR) document for the California State Lands Commission's (CSLC) consideration of the Broad Beach Restoration Project (Project). CSLC staff understands that the BBGHAD is currently working to provide the California Coastal Commission (CCC) with remaining information items for the Coastal Development Permit (CDP) process, with the goal of having a complete CCC application in the near future.

Through recent communication with CCC staff, CSLC staff understands that the CCC has requested the information listed below. When available, please also provide the same information to the CSLC:

1. A revised Project Description that only considers the "local inland sources", as requested by the BBGHAD's May 2, 2013, letter to the CCC and CSLC, with supporting information for evaluation of impacts, including but not limited to:
 - A sampling and analysis plan for proposed sand sources (grain size and contaminant analysis, biological analysis if stockpiled, etc.);
 - Description of project details for analysis of transportation and parking impacts, air quality and greenhouse gas emissions, project construction and staging; and

May 23, 2013

- More descriptive information on the inland sand source sites, such as specific site locations and land owners, status of materials (stockpiled or to be excavated), and authorization for use of materials, etc.
2. An expanded alternatives analysis considering: a) further feasibility of landward relocation of sewage treatment systems and placement of a seawall as far inland as feasible; and b) modification of beach and dune design into west, middle, and east sections of Broad Beach to meet California Coastal Act and other environmental/regulatory concerns.

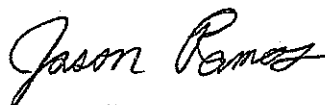
As a reminder, your application remains incomplete as discussed in a CSLC staff letter dated December 4, 2012. Please be advised that pending receipt and staff review of a final Project description, additional information may also be required.

For example, based on an e-mail from the BBGHAD to the CSLC dated March 19, 2013, CSLC staff understands that the BBGHAD has requested the consideration of an alternative for placement of a shoreline protective structure in a location permissible by the California Coastal Act with no beach and dune nourishment. Please be advised that such an alternative was not previously analyzed in the APTR, and all necessary Project information is required to include this alternative to the analysis.

In the interest of maintaining a parallel project review process with the CCC, the above requested information is required to provide for an accurate revised cost estimate and scope of work from AMEC to revise and complete the APTR prior to CSLC consideration. Please submit this information as soon as it becomes available.

Should you have any questions, please contact me at (916) 574-1814 or Jason.Ramos@slc.ca.gov.

Sincerely,



Jason Ramos
Staff Environmental Scientist
Environmental Planning & Mgmt. Div.

cc: Melissa Ahrens
California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001

Shelli Haaf, CSLC
Ken Foster, CSLC
Eric Gillies, CSLC

CALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202



CURTIS L. FOSSUM, Executive Officer
(916) 574-1800 FAX (916) 574-1810
California Relay Service from TDD Phone 1-800-735-2929
from Voice Phone 1-800-735-2922

Contact Phone: (916) 574-2555
Contact FAX: (916) 574-1835

December 4, 2012

RECEIVED

File Ref: W26420

DEC 07 2012

JMBM LLP

Kenneth A. Ehrlich
Jeffer Mangels Butler & Mitchell LLP
1900 Avenue of the Stars, 7th Floor
Los Angeles, CA 90067-4308

SUBJECT: Status of the Broad Beach Geologic Hazard Abatement District
Application for a New Lease of State Land for the Broad Beach
Restoration Project, City of Malibu, Los Angeles County

Dear Mr. Ehrlich:

Staff of the California State Lands Commission (Commission) has reviewed the items submitted by Moffat & Nichol on behalf of the Broad Beach Geologic Hazard Abatement District (BBGHAD), as requested in staff's incomplete application notification letter dated September 21, 2012, to determine if the additional information provided is sufficient for your application to be considered complete as provided by law and the Commission's application requirements.

Staff has determined that the information provided on or about October 18, 2012 and subsequently on November 9, 2012 satisfies the requirements of its September 21, 2012 letter; however, since the BBGHAD's recent inclusion of the Calleguas Creek sediment stockpile as a potential sand source has introduced a new Project element not previously considered, your client's application remains incomplete pending receipt of the following:

1. A biological survey of the stockpile. A thorough biological survey of the stockpiled material at the Calleguas Creek site must include the following information:
 - A survey of existing plant species with recommendations for removal of deep-rooted woody shrub species and depth of top soil removal;
 - An inventory and percentage coverage of invasive plant species and the potential for an associated subsurface seed bank, with recommendations for removal of these species (i.e., depth of topsoil removal, removal or treatment of subsurface seed bank, etc.), and a prognosis for potential species adaptation to a saline coastal environment;

- A survey and estimation of organic materials, woody debris, cobble, and trash within the stockpile and recommendations for removal; and,
 - A survey of rodent and insect infestations, including an inventory of invasive and potentially hazardous species, and recommendations for their treatment and removal.
2. A sediment chemistry analysis of the stockpile. A comprehensive chemical analysis of the stockpiled material at the Calleguas Creek site must include the following information:
- An inventory of constituent concentrations and contaminants within the stockpile with the potential for impairment of water quality and biological health;
 - The identification of constituent and contaminant concentrations in excess of local, state, and federal water quality standards; and,
 - A map showing the location of all sediment samples collected (material samples must be taken at surface, subsurface, and bottom layers throughout the stockpile in order to provide comprehensive material profile information).

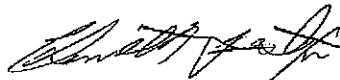
Upon receipt and review of the above items, you will be notified if your application is complete. Once your application has been determined complete, the Commission must act on your application as provided by law.

As a reminder, and as was previously discussed in staff's September 21, 2012 letter, the issue of mitigation to offset the loss of use for existing public access easements must be resolved prior to the proposed project being considered by the Commission. Also, please forward the updated dune restoration write-up mentioned in an October 18, 2012 email from Moffat & Nichol as soon as it is available.

Please be advised that the Commission cannot consider your application until all the above items have been received, so you are encouraged to submit them as soon as possible in order for us to continue processing your application in a timely manner.

Should you have any questions on this matter, please contact me via telephone at (916) 574-2555 or via email at Kenneth.Foster@slc.ca.gov.

Sincerely,



Kenneth Foster
Public Land Management Specialist

cc: Broad Beach Geologic Hazard Abatement District
c/o Zan Marquis
Marquis Property Company, Ltd.
29169 Heathercliff Road, Suite 212
Malibu, CA 90265

Chris Webb, Russ Boudreau, Tonia McMahon
Moffatt & Nichol
3780 Kilroy Airport Way, Suite 600
Long Beach, CA 90806

Shelli Haaf – CSLC
Jason Ramos – CSLC
Colin Connor - CSLC

AGENDA 11

Broad Beach GHAD**Cash Flow**

Cash in Bank : 4/30/13	207,944.20
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Sources of Cash:

GHAD Assessment funds	644,869.54
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Invoices Paid thru 5/02/13**Paid**

Moffatt & Nichols	52,224.34
State Lands Comm-Staff Costs	5,328.44
Colantuono & Levin	42.50
Verizon	39.07
Barbara Hamm-reimb Time & Expenses	3,746.67
Repayment of Loan Advances	
Bank charges	

Cash Paid Out	<u>(61,381.02)</u>
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Cash Balance as of 5/02/13	<u>791,432.72</u>
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Sources of Cash:

GHAD Assessment funds	391,065.67
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Current Payables in hand:

ENSITU	16,524.00
Moffatt & Nichol-Apr	16,838.36
Jeffer Mangels - Apr	36,130.15
State Lands Comm-Staff Costs	1,690.11
Colantuono & Levin	42.50
Verizon	39.07
Administration	7.00

Total Invoices Due	<u>(71,271.19)</u>
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Estimated Cash on Hand - 5/31/13	<u>1,111,227.20</u>
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Forecasted Invoices thru May

Total Forecasted	<u>-</u>
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Estimated Cash on Hand - 5/31/13	<u>1,111,227.20</u>
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Broad Beach GHAD
 Projection thru 12/31/13
 AS of: 5/28/13

These budget numbers have not been adjusted yet

Uses	Actuals Paid \$	Actuals Paid	Projection	Projection	Totals
	Transferred, 2011	Nov 2011-Apr 2013	May-13	2013	
M&N Preliminary Planning/Support/booklet/aerial	465,391	426,411	10,802	79,994	881,802
M&N 2.0 Field Investigation/Sand Survey	585,054	603,473	53,709	206,807	1,279,323
M&N 3.0 Project Entitlement	215,085	526,769	-	-	1,002,369
M&N 4.0 Preliminary Engr & Schematic Design	304,000	32,000	4,552	51,207	336,000
M&N 5.0 Final Engineering & Constr Documents	-	182,617	7,732	64,213	238,376
Jeffer Mangels-GHAD Admin & Assessments	244,158	328,233	28,399	245,499	644,336
Jeffer Mangels-Beach Restoration Permitting & Entitlements	101,902	616,297	-	-	992,097
ENGSTU	49,867	59,548	16,524	13,993	123,408
ENSITU	-	-	-	-	16,524
Quality Mapping	14,934	1,176	-	-	16,110
Topanga Underground	3,000	7,000	-	-	10,000
Morgan, Miller & Blair	53,590	13,189	-	-	66,779
Bell, McAndrews & Hiltachk	-	2,500	-	-	2,500
Wendel Rosen	1,694	39,798	-	-	41,492
Colantuono & Levin, PC	17,584	7,563	85	9,885	17,532
Fee-City of Malibu	-	-	-	-	17,584
Fee-Coastal Commission	-	40,000	-	25,000	65,000
Fee-Water Board	-	58,340	-	-	58,340
Fee-Fish & Game	-	-	-	9,172	9,172
Fee-Army Corp of Engr ?	-	-	-	-	-
Fee-State Lands Commission additional Permit fees	-	-	-	-	-
State Lands Comm-Staff Costs	79,343	197,138	7,019	89,430	372,930
EIR Consultant- AM/EC Earth & Environ	190,324	463,188	-	180,255	833,767
GHAD Bond Legal/Underwriting	-	-	-	30,000	30,000
Tax Exempt Opinion	-	-	-	25,000	25,000
Line of Credit-fee/costs/Interest	6,286	15,397	-	603	16,000
ADIN-E&O Insurance	-	7,509	-	8,004	21,799
Office / Phone/Web Site/Coping/Transcripts	-	5,709	85	356	6,150
Accounting Administration	-	12,182	3,747	11,072	27,000
Soft Cost Contingency	-	-	-	33,476	33,476
Total Uses	2,332,212	3,646,037	132,652	1,083,964	7,194,865
Sources of Costs:					
Advances from Individual Homeowners (Actuals)	1,580,278	1,436,750	-	-	3,017,028
Addtl Advances from Individual Revetment Homeowners	261,579	-	-	-	261,579
Advances from TPOA General Fund	550,000	200,000	1,035,935	94,153	750,000
GHAD ASSESSMENTS	-	2,157,586	-	-	3,287,674
Total Sources	2,391,857	3,794,336	1,035,935	94,153	7,316,281
Cumulative Rounding Balance	59,645	207,944	1,111,227	121,416	121,416