

**BROAD BEACH GEOLOGIC HAZARD ABATEMENT DISTRICT**

**REGULAR MEETING AGENDA**

**Sunday October 27, 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 September 29, 2013 Meeting**

**Recommendation:** Chair to conduct vote on approving Summary of Actions from September 29, 2013 Meeting. If passed, Chair to sign Summary of Actions.

- 5) **Ceremonial/Presentations**

None.

- 6) **Consent Calendar**

None.

- 7) **Public Hearings**

None.

- 8) **New Business**

None.

- 9) **Old Business**

- a. Permitting and Regulatory Process. (Project Manager, Project Counsel and Engineer). Report to include project regulatory status update, including:
  - (i) Application Status: Update and discussion of revised permit application documents, budget, and financial issues.
  - (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. (Project Counsel).

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

**10) GHAD Officer Reports**

- a. Project Manager Report (Project Manager)
- b. Treasurer's Report (GHAD Treasurer)

**11) GHAD Board Member Reports**

**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.*

**13) Future Meeting**

Next Meeting: November 24, 2013; 9:00 a.m. Location: 31330 Broad Beach Road, Malibu, CA 90265

**14) Adjournment**

## **AGENDA ITEM 4**

Summary of Actions

BROAD BEACH GEOLOGICAL HAZARD ABATEMENT DISTRICT  
REGULAR MEETING

September 29, 2013  
31330 Broad Beach Road, Malibu, CA 90265

**1. CALL TO ORDER**

Chair Karno called the meeting to order at 9:10 a.m.

**2. ROLL CALL**

PRESENT: Chair Karno, Vice Chair Grossman, Board Member Levitan (arrived at 9:25 a.m.), Board Member Lotman, Board Member Rosenbloom, and Advisor Goss.

ABSENT: None.

BBGHAD STAFF ALSO PRESENT (not Board Members and not subject to Roll Call): Clerk and Treasurer Bernadette O'Neill, BBGHAD Engineers Russ Boudreau and Chris Webb, and Project Counsel Ken Ehrlich.

**3. ADOPTION OF AGENDA**

Project Counsel reported that the meeting Agenda was posted at 7:15 p.m. on Wednesday September 25, 2013 within the boundaries of the BBGHAD. Board Member Lotman moved, and Board Member Rosenbloom seconded, the approval of the Agenda. The Motion approving the Agenda passed 4-0.

**4. APPROVED SUMMARY OF ACTIONS FROM AUGUST 4, 2013 MEETING**

Project Counsel noted certain corrections for the Summary of Actions from the September 8, 2013 meeting, and Vice Chair added an edit as well. Subject to Project Counsel's corrections and the Vice Chair's edits, Board Member Lotman moved, and Board Member Rosenbloom seconded, the approval of the Summary of Actions from the September 8, 2013 meeting. The Motion passed 4-0.

**5. CEREMONIAL PRESENTATIONS**

None.

**6. CONSENT CALENDAR**

None.

**7. PUBLIC HEARINGS**

None.

## 8. NEW BUSINESS

**BBGHAD Credit Matters.** The Chair recognized the Project Manager, who briefed the Board on the revetment ECDP permit condition requiring the posting of a \$187,000 bond for the future potential contingency that the CCC orders the easternmost 1300' of the revetment (affecting approximately the easternmost 29 homes behind the revetment) removed and the BBGHAD refuses to complete the work. The Project Manager further informed the Board that the \$187,000 to secure this bond was collected from the affected property owners at the time of the revetment construction and has remained in an interest bearing account since that date. The Project Manager also outlined the significant, yet unsuccessful efforts undertaken since 2010 to fulfill this ECDP condition. The Project Manager informed the Board that City National Bank ("CNB") has agreed to issue a Standby Letter of Credit ("SLOC") in lieu of the requested bond and that the BBGHAD has submitted CNB's proposed credit agreement (with the BBGHAD's edits) to the CCC for evaluation.

The Chair recognized the Vice Chair, who asked if the proposed SLOC would transform the obligation of removing the revetment, if the circumstances so arise, from the affected property owners to the BBGHAD. Project Counsel responded that the monetary obligation remains with the property owners and the SLOC should only serve as security for the obligation (should the obligation arise). The Chair raised the issue of whether the draft SLOC contains language which, in the event that the CCC orders the revetment portion removed, would allow the BBGHAD to complete the work before the CCC could exercise the SLOC. The Project Manager stated that the BBGHAD must first be given the option of undertaking the work before the CCC triggers the SLOC and that the language of the SLOC would be reviewed to ensure same.

The Chair then recognized Project Counsel, who then summarized Resolution No. 2013/06, which, if passed, would approve the creation of a SLOC to satisfy the subject ECDP condition. The Chair offered edits to the Resolution, specifically the removal of the proposed paragraph 4 of the resolution as unnecessary.

MOTION: The Vice Chair moved that the Board adopt Resolution No. 2013/06, as modified. Board Member Lotman seconded the motion. Hearing no further comments, the Chair called for a vote. The Motion passed 5-0.

The Chair recognized the Project Counsel, who explained the need to renew the BBGHAD's existing line of credit with CNB, and the bank's agreement to same under terms identical to those currently in place. The Chair asserted that CNB has asked the Board for the renewal pursuant to the terms of the current line of credit, and urged Board support.

The Chair then recognized Project Counsel, who then summarized Resolution No. 2013/05, which, if passed, would approve the renewal of the BBGHAD's existing line of credit. The Chair stated that the proposed Resolution incorrectly reflects a \$3,000,000 credit limit instead of the actual \$2,000,000 credit limit and directed Project counsel to correct the Resolution. The Chair added that CNB has provided the BBGHAD with a separate, bank-drafted resolution for the bank's internal use. The Chair asserted that, for BBGHAD purposes, the bank-drafted resolution will be named Resolution No. 2013/05a. The Chair stated that he has

reviewed the bank's proposed resolution, approves of Resolution No. 2013/05a provided by CNB, and urged the Board to approve same.

MOTION: The Vice Chair moved that the Board adopt: a) Resolution No. 2013/05, as modified with the edits from the Chair, and b) Resolution No. 2013/05a. Board Member Rosenbloom seconded the motion. Hearing no further comments, the Chair called for a vote. The Motion passed 5-0.

## **9. OLD BUSINESS**

### **a. Permitting and Regulatory Process**

The Chair recognized the Project Manager, who reported on the current status of the BBGHAD's project permitting efforts. The Project Manager summarized the BBGHAD's September 16, 2013 meeting with CCC staff, including an overview of staff's concerns with various aspects of the project—sand coarseness, transportation, etc. The Project Manager also stressed the need for the BBGHAD to complete and submit its CCC and SLC applications as quickly as possible, and consider public relations and lobbying efforts to obtain project approval. The Chair recognized the Vice Chair, who added that a strong advocacy letter should accompany the BBGHAD's next CDP application submittal, and such letter should outline, among other points, the hurdles imposed by the agencies. The Vice Chair also urged that the BBGHAD implement a public relations and lobbying effort upon the filing of the applications. The Board then discussed various, alternative public relations and lobbying strategies and concluded to reach out to BBGHAD property owner Michael Sitrick for public relations assistance. Board Member Levitan agreed to draft initial talking points for future outreach meetings.

The Project Manager further reported that he anticipated the requested air emissions analysis and dune design work to be completed in early October 2013, but likely after the major submittal to the CCC and that such reports will be submitted separately.<sup>1</sup> The Project Manager added that the BBGHAD Engineer-prepared matrixes detailing the BBGHAD's agency submittals to date, Adaptive management Plan, and Ensitu Report will be completed and submitted with the BBGHAD's next CCC submittal.

The Project Manager addressed the issue of permitting costs incurred to date and budget matters. He stated that he has begun a detailed inquiry into the budget, does not have significant new financial details to present at this time, and anticipates that he will present a full budget update and summary following the submission of the completed CCC and SLC applications.

### **b. Proposed GHAD Contracting Policy**

No report.

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<sup>1</sup> Board Member Levitan left the meeting at this point in the discussion, at approximately 11:40 a.m.

**10. GHAD OFFICER REPORTS**

**a. Treasurer Report**

The Chair asserted that the monthly financial package is in the Board Meeting materials. No further report was received.

**b. BBGHAD Manager Report**

None.

**11. BBGHAD BOARD MEMBER REPORTS**

Chair: The Chair acknowledged and thanked the Project Manager for immersing himself so quickly and thoroughly into the Project and for making an immediate, significant impact on the BBGHAD's submittals to the agencies.

No other reports were presented.

**12. PUBLIC COMMENT: NON-AGENDA ITEMS**

None.

**13. FUTURE MEETING**

The next BBGHAD Board Meeting will be on October 27, 2013 at 9:00 a.m. at a private residence located at 31330 Broad Beach Road. The Chair also mentioned that the following BBGHAD Board Meeting may occur on November 17, 2013 or November 24, 2013, subject to Board Member availability.

**14. ADJOURNMENT**

The Vice Chair moved for adjournment, with a second from Board Member Rosenbloom. The Motion passed 4-0. The meeting adjourned at 12:40 p.m.

Approved and adopted by the Broad Beach GHAD  
Board on October \_\_\_\_, 2013.

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NORTON KARNO, Chair

ATTEST:

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BERNADETTE O'NEILL, Clerk



**AGENDA ITEM 9a**

**Attachments to October 2013 Response (BBGHAD Submittal No.4):**

<b>Exhibit Code</b>	<b>Exhibit Name</b>
Exhibit A(i)	BBGHAD Engineer - Response Summary & Exhibit Guide
Exhibit A(ii)	Check for Filing Fee Balance
Exhibit A(iii)	Revised CDP Application
Exhibit A(iii)	Revised Letter of Authorization Signed by BBGHAD Board
Exhibit A	Revised Project Description
Exhibit B	Revised Project Cost Evaluation - Supporting Documentation
Exhibit C	Construction Schedule
Exhibit D(A)	As-Built Plan Set A – 2009 MHTL
Exhibit D(B)	As-Built Plan Set B – 2010 MHTL
Exhibit E	60% Design Plan Set
Exhibit F	Project Alternatives Plan Set
Exhibit G	Inland Material Analysis
	a. Revised Sampling Analysis Plan & Results
	b. Upland Sand Source: Coarser than Native Grain Size Impacts Analysis (includes comparisons with SANDAG Projects I & II)
	c. Biological Assessment of Moorpark Quarry Material, CGI, June 2013
	d. Sand Source Angularity Comparison with Broad Beach, URS, August 2013
Exhibit H	Air Quality Impacts Analysis, Environ
Exhibit I	Marine Biological Resource Data - Chambers Group Incorporated (CGI)
	a. Trancas Creek Survey, August 2013
	b. Intertidal Sampling Results Report, CGI, June 2013
	c. Impact of Coarse Grained Sand on Sandy Intertidal Invertebrate Community, September 2013
	d. Eelgrass Survey, CGI, December 2012
	e. Updated Habitat Impacts Summary Table
	f. Marine Biological Habitats – Responses to CCC comments of 2/8/13 and 7/12/13, September 2013
Exhibit J	Aerial Kelp Survey of Spring/Summer Condition
Exhibit K	Dune Resource Data, WRA Consultants
	a. Coastal Strand and Southern Foredune – Draft Responses to CCC data requests of 2/8/13 and 7/12/13, September 2013
	b. Updated Dune Restoration Design, September 2013
	c. Analysis of Project and Alternatives' Dune Impacts as

	Compared with 2005 Baseline, September 2013
	d. Foredune Design Parameters, September 2013
	e. Summer Dune Biological Survey Report, September 2013
	f. Dune Material Salinity & Sediment Size Discussion, September 2013
Exhibit L	Revised Coastal Engineering Report (CER) and appendices
	Appendix 3: Beach Profile Surveys by Coastal Frontiers Corporation (including new west end transects)
	Appendix 4: Wave Uprush Analysis Calculations
	Appendix 6: Surfing Impacts Analysis
	Appendix 7: Septic System Relocation Feasibility Analysis, Ensitu Engineering Inc.
Exhibit M	Traffic Management Plan, LLG
Exhibit N	Revised Analysis of the Recreational Benefits due to a Proposed Nourishment Project at Broad Beach, Dr. Philip King, September 2013
Exhibit O	Adaptive Management Plan, September 2013
Exhibit P	Overview of Previous Sand Investigation Sites

In addition to the materials enclosed with the current submittal, the BBGHAD previously submitted the following materials in connection with the Project:

**Attachments to December 2012 Response (BBGHAD Submittal No.3):**

- Exhibit A Revised Project Description
- Exhibit B Revised Project Cost Evaluation - Supporting Documentation
- Exhibit C Ventura Port District – Comments on APTR
- Exhibit D As-Built Plan Set
- Exhibit E 60% Design Plan Set
- Exhibit F Alternatives Plan Set
- Exhibit G DMMT Approval of Manhattan Material for Broad Beach
- Exhibit H Calleguas Creek Stockpile data
- Exhibit I Marine Biological Resource Data - Chamber Group Incorporated (CGI)
  - a. Survey of Marine Biological Resources of Broad Beach, June 2012 - Chambers Group Inc. *(Resubmitted in unaltered format for staff convenience)*
  - b. Intertidal Sampling Results Report, CGI, December 2012
  - c. Subtidal Reef Survey, CGI, December 2012
  - d. Eelgrass Survey, CGI, December 2012
  - e. Reconnaissance Survey of Manhattan Beach Sand Source and Video of Dockweiler Site

- f. Updated Habitat Impacts Summary Table

CGI References
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*Bio Attachment 1:* Species lists and reef diagram for the general Broad Beach area, Morin and Harrington, 1978

*Bio Attachment 2:* Map and list of Marine Resources at Broad Beach, Blunt 1980

*Bio Attachment 3:* Kelp Map 2003

*Bio Attachment 4:* The LA County Underwater Resource Inventory, Egstrom 1978

*Bio Attachment 5:* Noel Davis of CGI, logs of dives at Broad Beach in the 1970s

*Bio Attachment 6:* Species list from 2009 PISCO survey at Lechuza Point

*Bio Attachment 7:* Reports describing recovery of invertebrates from offshore dredging:

- (i) SANDAG EIR, SAIC, 2011;
- (ii) Long Beach Borrow Pit Survey, CGI, 1996;
- (iii) Benthic Survey of the Marine Invertebrates off Sunset Beach, Reish Marine Studies, 1979;
- (iv) Bolsa Chica Wetlands Restoration, EIR, 2001.

Exhibit J Aerial Kelp Survey, KDM Meridian, 2012

Exhibit K Dune Resource Data, WRA Consultants

- a. Coastal Strand and Southern Foredune – Draft Responses to CCC data request of 9/28/12, November 2012
- b. Updated Dune Restoration Conceptual Design – November 2012

Exhibit L Revised Coastal Engineering Report (CER) and appendices

[*Exhibit M Draft Analysis of Public Trust Resources (APTR) and Appendices (not attached herewith due to large size, copy has already been provided to CCC by State Lands Commission)*]

Exhibit N CCC-issued CDPs for the BBGHAD member properties

Exhibit O City of Malibu-issued CDPS for the BBGHAD member properties

Exhibit P ECDPS Issued for Broad Beach Properties

Exhibit Q East Revetment Removal Cost

Exhibit R Revised Analysis of the Recreational Benefits due to a Proposed Nourishment Project at Broad Beach, Dr. Philip King

Exhibit S Dume Canyon Study, Dr. Craig Everts

Exhibit T Santa Monica Bay Sand Resources, Osborne et al. 1983

Exhibit U City of Malibu Resolution No. 12-42 – Consent to Processing of a Consolidated CDP per BBGHAD Request

Exhibit V Draft Limited Access Agreement proposed for BBGHAD owners

**Attachments Submitted with August 2012 Response (BBGHAD Submittal No.2):**

- Exhibit A Assessor's Parcel Maps 4469-26, 4470-13, 4470-14, 4470-15, 4470-16, 4470-17
- Exhibit B Broad Beach GHAD Assessment Diagram, March 2012
- Exhibit C CCC-issued CDP's for GHAD member properties: 1970's – 2005 (spreadsheet)
- Exhibit D Exemplar for 2008 Sandbag Protection
- Exhibit E Survey of Marine Biological Resources of Broad Beach, June 2012 - Chambers Group Inc.
- Exhibit F Habitat Impact Acreages
- Exhibit G Zuma Beach Profiles - County of Los Angeles  
Analysis of the Recreational Benefits due to a Proposed Nourishment Project at Broad Beach
- Exhibit H Dr. Philip King

**Attachments Submitted with Initial CDP Application (BBGHAD Submittal No.1):**

A1.CDP APPLICATION

- A. BBGHAD RESPONSE LETTER TO CCC LETTER OF 8/17/11
- B. MATRIX RELATING TECHNICAL REPORT SECTIONS TO INFORMATION REQUESTED IN CCC LETTER OF 8/17/11
- C. PROJECT DESCRIPTION
- D. BBGHAD LETTER OF AUTHORIZATION
- E. BBGHAD – PROOF OF LEGAL STATUS
- F. VICINITY MAP
- G. PROJECT SITE PHOTOS
- H. COASTAL ENGINEERING REPORT(APPENDIX TO APTR)

Appendix 1 – Temporary Emergency Revetment As-Built Drawings - Includes Existing Broad Beach Development, Topography, Surveyed MHTLs, Public Access & Onsite Wastewater Treatment System Locations

Appendix 2 – Existing Biological and Cultural Resource Findings:

- 2A Snowy Plover Monitoring Report (Revetment Construction) by Chambers Group, Inc.
- 2B Snowy Plover and Grunion Monitoring Report (Revetment Toe Survey) by Chambers Group, Inc.
- 2C Reconnaissance Survey of Marine Biological Resources at Broad Beach by Chambers Group, Inc.
- 2D City of Malibu Local Coastal Plan - Land Use Plan Section 3 describing ESHA designation and ESHA Overlay Map 1: Nicholas Canyon to Trancas Beach
- 2E Broad Beach Dune and Habitat Assessment by WRA Environmental Consultants
- 2F Broad Beach Special Status Plant Survey by WRA Environmental Consultants

- 2G Biological Survey of Proposed Sand Source Sites by Chambers Group, Inc.
- 2H Ventura Harbor Biological Resources Survey by AMEC Earth & Environmental Inc.
- 2I Cultural Resources Investigation Report (Dockweiler and Trancas) by John A. Hildebrand of the Scripps Institution of Oceanography

Appendix 3 – Coastal Geomorphology Studies by Everts Coastal

Appendix 4 – Proposed Project – 30% Plan Set

Appendix 5 – Beach Profile Surveys by Coastal Frontiers Corporation

Appendix 6 – Wave Uprush Analysis Calculations

Appendix 7 – Septic System Relocation Analysis by Topanga Underground

Appendix 8 – Broad Beach Dune Restoration Recommendations Outline by WRA Environmental Consultants

- I. SURVEY OF MARINE BIOLOGICAL RESOURCES OF BROAD BEACH
- J. SECOND CHAMBERS SURVEY OF EXPANDED TRANCAS SITE – SURVEY HAS BEEN COMPLETED AND RESULTS REPORT IS PENDING
- K. PROPOSED PROJECT – 30% PLAN SET – UPDATED XS-1 AND DR-2 SHEETS.
- L. SAND SOURCE INVESTIGATION REPORT
- M. SAMPLING AND ANALYSIS PLAN (SAP)
- N. SAP RESULTS REPORT
- O. SAP ADDENDUM
- P. SAP ADDENDUM RESULTS REPORT
- Q. BROAD BEACH RESTORATION PROJECT PHASE 1 REPORT
- R. ASSESSOR’S MAP
- S. BBGHAD PROPERTY OWNERSHIP AND EASEMENT DATA
- T. LIST OF ADJACENT PROPERTY OWNERS AND OCCUPANTS AND INTERESTED PARTIES
- U. STAMPED ADDRESSED ENVELOPES
- V. EMERGENCY REVETMENT AND PUBLIC STAIRS PERMITS
- W. PERMANENT PROJECT PERMITS - PENDING
- X. APTR DOCUMENT – PENDING
- Y. COPIES OF PREVIOUSLY ISSUED CDPS PENDING
- Z. LOCAL APPROVALS PENDING
- AA. NOP ISSUED BY STATE LANDS COMMISSION AS LEAD AGENCY FOR CEQA

**AGENDA ITEM 10a.**

**Broad Beach GHAD**  
**Cash Flow**

Cash in Bank : 10/1/13 921,046.64

**Sources of Cash:**

GHAD Assessment funds

**Invoices Paid thru 9/26/13**

	<b><u>Paid</u></b>	
AON	7,947.00	
ENGEO	327.15	
Moffatt & Nichol	151,612.56	
JMBM	94,823.86	
Linscott, Law & Greenspan Engineers	13,394.26	
Administration	6,000.00	
Bank charges	7.00	
		(274,111.83)

Cash Balance as of 10/7/13 646,934.81

**Sources of Cash:**

GHAD Assessment funds

**Current Payables in hand:**

State Lands Comm-Staff Costs	4,188.96	
California Costal Commission	37,472.00	
ENGEO	260.00	
Moffatt & Nichol	103,155.54	
JMBM	56,118.99	
Linscott, Law & Greenspan Engineers	11,625.50	
Administration	6,841.56	
Verizon	112.52	
Total Invoices Due		<u>(219,775.07)</u>

Estimated Cash on Hand -11/01/13 427,159.74



**Broad Beach GHAD**

Projection thru 12/31/13

AS of: 10/26/13

These budget numbers have not been adjusted yet	Budget	Adjustments	Revised Budget	Actuals Paid FS Transferred, 2011	Actuals Paid Nov 2011-Aug 2013	Projection Sep-13	Projection 2013
<b>Uses:</b>							
M&N Preliminary Planning/Support/booklet/aerial	465,391	426,411	891,802	465,391	426,411		
M&N 2.0 Field Investigation/Sand Survey	1,219,002	983	1,219,985	585,054	670,712	103,138	79,994
M&N 3.0 Project Entitlement	572,115	389,866	961,981	215,085	823,335		206,807
M&N 4.0 Preliminary Engr & Schematic Design	336,000	-	336,000	304,000	32,000	-	-
M&N 5.0 Final Engineering & Constr Documents	-	338,102	338,102	-	189,119	17	51,207
Jeffer Mangels-GHAD Admin & Assessments	146,884	497,452	644,336	244,158	376,979	14,435	8,764
Jeffer Mangels-Beach Restoration Permitting & Entitlements	587,535	404,562	992,097	101,902	754,921	41,684	93,590
ENGEO	115,232	8,176	123,408	49,867	60,685	260	12,595
ENSITU					56,745	-	
Quality Mapping	14,934	1,170	16,104	14,934	1,176		
Topanga Underground	3,000	7,000	10,000	3,000	7,000		
Morgan, Miller & Blair	65,039	61,576	126,615	53,590	13,189		
Bell,McAndrews & Hiltachk/Kindel Gagan	1,694	-	1,694		10,265		
Wendel Rosen	-	-	-	1,694	39,798		
Colantuono & Levin, PC	-	-	-		7,648		9,885
Fee-City of Malibu	17,584		17,584	17,584			-
Fee- Coastal Commission	30,000	35,000	65,000		40,000	37,472	(12,472)
Fee-Water Board	40,000	18,340	58,340		58,340		-
Fee-Fish & Game	7,172	2,000	9,172				9,172
Fee-Army Corp of Engr ?	-	-	-				-
Fee- State Lands Commission additional Permit fees	-	-	-				-
State Lands Comm-Staff Costs	176,384	196,546	372,930	79,343	206,945	4,189	82,452
EIR Consultant- AMEC Earth & Environ	549,949	283,818	833,767	190,324	483,234	11,626	148,584
GHAD Bond Legal/Underwriting	400,000	(370,000)	30,000				30,000
Tax Exempt Opinion	-	25,000	25,000				25,000
Line of Credit-fee/costs/Interest	-	16,000	16,000		15,411		589
AON-E&O Insurance	6,286	15,513	21,799	6,286	15,456		57
Office / Phone/Web Site/Coping/Transcripts	-	6,150	6,150		5,983	112	55
Accounting Administration	27,000		27,000		25,452	6,842	(5,294)
Soft Cost Contingency	100,000	(50,000)	50,000				33,476
<b>Total Uses</b>	<b>19,009,000</b>	<b>2,313,665</b>	<b>21,322,665</b>	<b>2,332,212</b>	<b>4,320,803.96</b>	<b>219,775</b>	<b>774,461</b>
<b>Sources of Cash:</b>							
Advances from Individual Homeowners (Actuals)				1,580,278	1,436,750		
Addtl Advances from Individual Revetment Homeowners				261,579			
Advances from TPOA General Fund				550,000	200,000		
GHAD ASSESSMENTS					3,271,342		16,332
<b>Total Sources</b>				<b>2,391,857</b>	<b>4,908,092</b>	<b>-</b>	<b>16,332</b>
<b>Cummulative Running Balance</b>				<b>59,645</b>	<b>646,934</b>	<b>427,159</b>	<b>(330,971)</b>