

**WILKINSON MANOR MAINTENANCE DISTRICT
(SUPERVISORIAL DISTRICT 4)**

**ENGINEER'S REPORT
ON SERVICE CHARGE ADJUSTMENTS**



December 23, 2011

**PREPARED BY THE DEPARTMENT
OF PUBLIC WORKS**

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WILKINSON MANOR MAINTENANCE DISTRICT

1. INTRODUCTION:

The preparation of this report on Special District Service Charges is required by San Joaquin County Ordinance Code Sections 5-3302 and 5-6812(a). These sections require that an annual report be prepared for each service area or special district for which special service charges will be imposed and collected on the tax roll. This report is also prepared in compliance with state law, including but not limited to Articles XIIC and XIID of the California Constitution (Proposition 218) regarding the imposition of new or increased service charges. It will be presented to the San Joaquin County Board of Supervisors for adoption and serves as the basis for the proposed service charges. This report is on file with and is available for review at the Office of the Clerk of the Board of Supervisors at 44 N. San Joaquin ST. Suite 627 and may also be viewed at the Department of Public Works at 1810 E. Hazelton Ave., Stockton, CA or on-line at www.sjgov.org/pubworks

The purpose of this report is to provide detailed information regarding the proposed service charge adjustments for WILKINSON MANOR MAINTENANCE DISTRICT (WMMD). In compliance with Proposition 218, affected property owners within the District will be mailed a notice of the Public Hearing regarding the proposed increase in service charges for water, where public testimony will be heard by the Board of Supervisors. If a majority protest to the proposed charges does not exist at the conclusion of the Public Hearing, the Board will be asked to approve the proposed rates, which will become effective in Fiscal Year 2012-13.

2. WILKINSON MANOR MAINTENANCE DISTRICT

WMMD is considered a special district pursuant to the definitions of the California Constitution Article 13D, Section 2(d). A District is an area determined by an agency to contain all parcels that will receive a special benefit from a proposed public improvement or property-related service.

On January 31, 1955, the County of San Joaquin Board of Supervisors established WMMD. The Resolution authorized the District to provide water and to establish service charges sufficient for operation and maintenance of the improvements.

3. DESCRIPTION OF SERVICES AND EXPENDITURES

WMMD provides for the operation and maintenance of the public water system serving properties within the district boundaries. The costs for operating and maintaining the services are paid by service charges.

The proposed 2012-13 budget for WMMD is listed in Appendix B. The proposed budget is developed in general to include:

- a) Operations and Maintenance costs generally include routine services and care necessary to properly operate and maintain public improvements, including but not limited to: water distribution system, service laterals, and domestic water well facilities.
- b) Capital Replacement costs include major repairs and the amounts set aside periodically to pay for future replacement of the major components of the systems. Operations and Maintenance costs include reimbursement to various County departments and other agencies for services provided to WMMD.

4. SERVICE CHARGES

Service Charges include an annual charge collected through the property tax roll and for Black Oak Estates and commercial properties a periodic billing based on the meter size water consumption. These charges are utilized to generate the revenues needed to operate and to maintain WMMD facilities. The proposed service charges have been developed with the following considerations:

- a) Service charges and interest revenues collected should equal operation costs once an appropriate reserve fund has been established.
- b) An adequate reserve fund should be established to cover future replacement of the major components.
- c) Major changes in service charges should be anticipated in advance and adjusted over a period of years, when feasible to do so.

The following table shows the current and proposed service charges. The annual service charge per single family equivalent (SFE), collected through the property tax rolls, is based on the water consumption of a typical dwelling in the original Wilkinson Manor subdivision with ¼ acre lots.

Water Service	Current FY 11-12	Proposed				
		12-13	13-14	14-15	15-16	16-17
Annual Service Charge (per SFE)	\$285	\$311	\$339	\$369	\$402	\$439

The Black Oak Estates subdivision is situated east of the original Wilkinson Manor subdivision and generally has floor plans and lot sizes that are typically much larger than the original Wilkinson Manor subdivision. In order to make the service charges equitable to the benefit received, the Black Oak Estates customers pay an additional metered water service charge beyond their base entitlement. The metered water service charge for water service is based upon measurement of water (via a meter) used by the customer at a specific charge rate, which is based upon the actual cost of providing water used. The billed water rate is based on the fixed rate plus metered rate times the water consumption by actual meter reading for each billing period. Commercial and institutional customers also pay usage based meter billings similar to the Black Oak Estates.

Water Service	Current FY 11-12	Proposed				
		12-13	13-14	14-15	15-16	16-17
Metered Water Rate Per 1,000 gallons (beyond single family equivalent)	\$1.57	\$1.62	\$1.67	\$1.72	\$1.77	\$1.82

Water Meter Size	5/8"	¾"	1"	1-¼"	1-½"	2"	3"	4"	6"	8"	10"
Fixed Meter Size Charge	\$15	\$15	\$22	\$23	\$23	\$24	\$32	\$55	\$77	\$110	\$136

The base water entitlement only applies to Black Oak Estates customers with active meter billings. The residents in the original Wilkinson Manor subdivision currently pay only the annual service

charge, until such time as water meters are installed in the future. The water entitlement is issued in each billing cycle to offset the annual service charge.

5. **SERVICE CHARGE ADJUSTMENT FACTOR**

An annual adjustment factor is proposed for future service charges for water, up to 3 percent annually, commencing in FY 2017-18. This will allow minor rate adjustments reflecting the costs of providing necessary services without incurring district costs associated with an election or protest hearings. Any increase in service charges which exceed the 3 percent limit will require property owners' approval pursuant to provisions of the "Right to Vote on Taxes Act" (Proposition 218, 1996). The Board of Supervisors holds a Public Hearing each year in June regarding adoption of the District's budgets and proposed service charges.

6. **OUT OF AREA CUSTOMERS**

If the County agrees to provide service to parcels outside of the District service boundary by the approval of an Out-of-Area service agreement, the affected parcel shall pay an amount equal to 150% of the service charges paid by the parcels within the Special District.

7. **DISCUSSION OF SPECIAL BENEFIT**

Benefit categories have been established to represent the type of "special benefit" received by each type of land use according to the service to be provided. The categories are residential, multi-residential units, commercial/industrial, commercial with consumption, and agricultural. The special benefits include use of public services, availability of public services, ability to develop property, and increased property values.

All proceeds derived from WMMD service charges will be utilized to fund the cost of providing a level of special benefit in the form of maintenance and improvements to the District's facilities. The facilities being maintained are a special benefit to those parcels within WMMD and are not enjoyed by parcels outside the District.

8. **METHOD OF COST APPORTIONMENT**

The annual service charges for WMMD residential and commercial/industrial areas are based upon a Single Family Equivalent (SFE) unit, which refers to the benefit a single-family dwelling unit on one parcel would receive. The service charges are apportioned among all lots and parcels within the District as set forth in Appendix "D". All parcels within the District are charged based on the benefit received as compared to the benefit received by a single-family dwelling. The SFE method of apportionment of costs is commonly used to distribute service charges in proportion to estimated special benefit received. The SFE method is generally recognized by municipalities as the basis for a fair and appropriate distribution. In some cases, certain user types require special studies to establish service charges. In addition, metered water usage is used to determine periodic billings for commercial/industrial and large residential properties.

9. PROPERTY OWNER LIST AND TAX ROLL

Appendix C contains a list of the San Joaquin County's Assessor Parcel Numbers for all the properties within the boundaries of WMMD. The list further contains the service charge amounts for each benefitting parcel within the District. The list is keyed to the records of the San Joaquin County Assessor.

10. APPEALS AND ADJUSTMENTS

Any property owner who feels that the service charge levied on the subject property is in error as a result of incorrect information may contact the County of San Joaquin, Department of Public Works. The Department of Public Works will promptly review the appeal and respond to the appellant. Adjustments to the service charge may be made based on the site specific information. If any changes are warranted, the correction will be made to the next regular tax roll service charge amount.



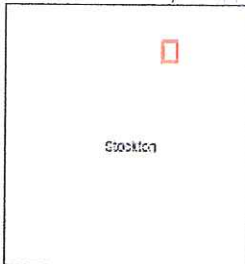
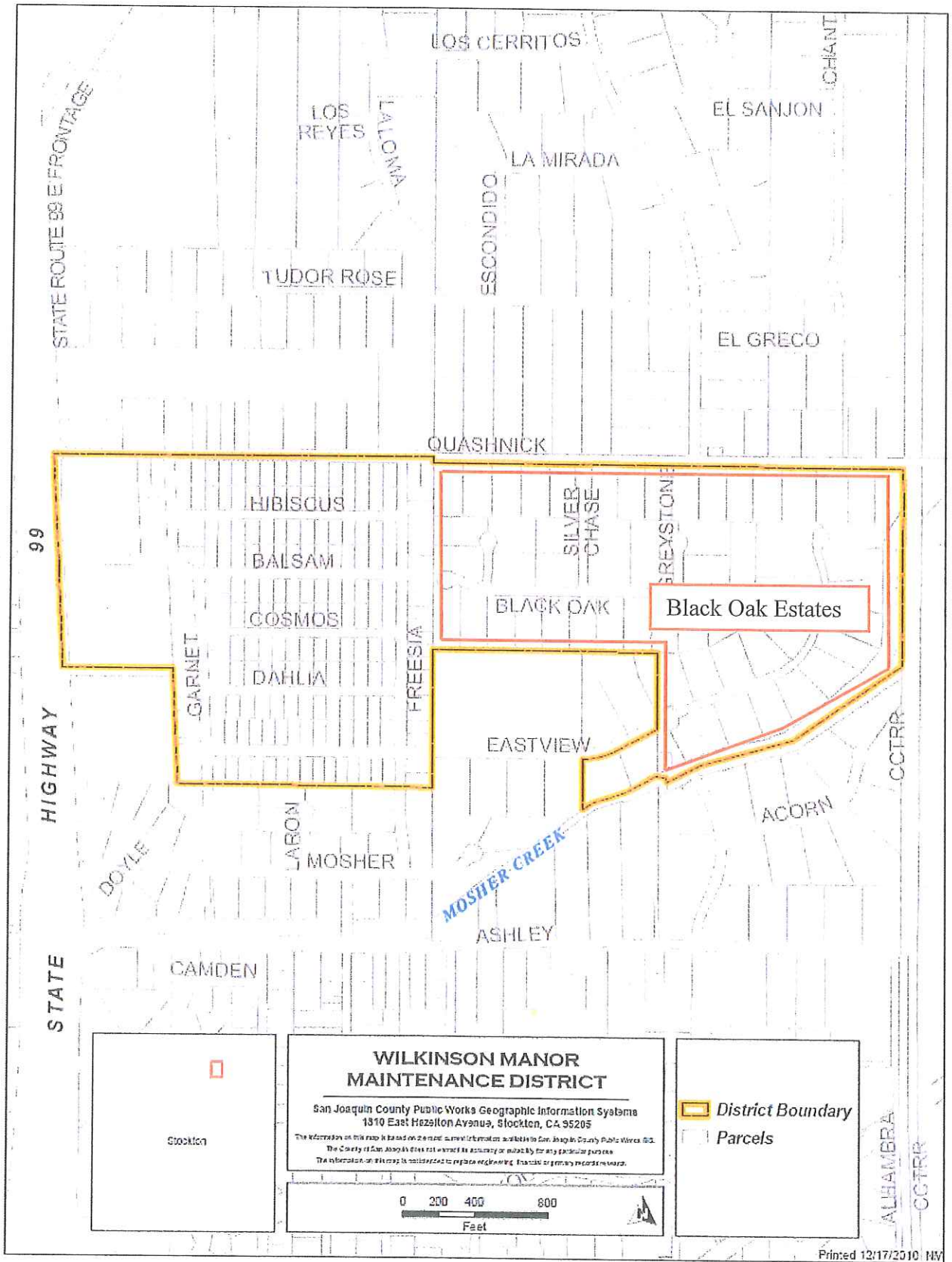
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APPENDIX A

VICINITY MAP

APPENDIX A

WILKINSON MANOR MAINTENANCE DISTRICT MAP



**WILKINSON MANOR
MAINTENANCE DISTRICT**

San Joaquin County Public Works Geographic Information Systems
1310 East Hazelton Avenue, Stockton, CA 95205

The information on this map is based on the most current information available to San Joaquin County Public Works GIS.
The County of San Joaquin does not warrant its accuracy or suitability for any particular purpose.
The information on this map is not intended to replace engineering, planning or survey records research.

0 200 400 800
Feet

District Boundary

Parcels

APPENDIX B

PROPOSED BUDGET

APPENDIX B
WILKINSON MANOR MAINTENANCE DISTRICT BUDGET

ITEM	2010-11 ACTUAL	2011-12 APPROVED	2012-13 PROPOSED
Property Tax & Interest	\$6,236	\$6,400	\$7,212
Annual Service Charge	\$73,388	\$73,388	\$79,992
Metered Water	\$51,567	\$65,000	\$66,950
Transfers In	\$0	\$0	\$24,652
TOTAL REVENUE	\$131,191	\$144,788	\$178,806
Operations & Maintenance	\$164,596	\$160,500	\$178,806
Capital Expenses	\$0	\$13,800	\$0
TOTAL EXPENDITURES	\$164,596	\$174,300	\$178,806

The budget for WILKINSON MANOR MAINTENANCE DISTRICT includes revenue and expenditures associated with all services provided by the District.

APPENDIX C

**ANNUAL SERVICE CHARGES
FOR INDIVIDUAL PROPERTIES**

WILKINSON MANOR
MAINTENANCE DISTRICT
EFFECTIVE FISCAL YEAR 2012-13

WATER SERVICES			ANNUAL WATER SERVICE CHARGE					
			CURRENT	PROPOSED*				
APN	USE CODE	SFE	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
086-030-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-10	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-15	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-16	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-17	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-030-18	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-041-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-041-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-041-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-041-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-041-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-041-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-041-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-042-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-042-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-042-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-10	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-15	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-043-16	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00

APPENDIX C

* = Up to a maximum 3% annual adjustment factor beginning FY 17-18

WILKINSON MANOR
 MAINTENANCE DISTRICT
 EFFECTIVE FISCAL YEAR 2012-13

WATER SERVICES			ANNUAL WATER SERVICE CHARGE					
			CURRENT	PROPOSED*				
APN	USE CODE	SFE	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
086-044-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-10	13	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-15	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-16	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-17	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-18	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-19	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-20	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-21	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-22	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-23	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-24	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-25	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-26	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-27	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-28	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-29	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-30	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-044-31	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-10	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-045-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00

APPENDIX C

* = Up to a maximum 3% annual adjustment factor beginning FY 17-18

WILKINSON MANOR
MAINTENANCE DISTRICT
EFFECTIVE FISCAL YEAR 2012-13

WATER SERVICES			ANNUAL WATER SERVICE CHARGE					
			CURRENT	PROPOSED*				
APN	USE CODE	SFE	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
086-045-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-046-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-051-10	925	0	Well Site					
086-052-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-10	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-052-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-10	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00

APPENDIX C

* = Up to a maximum 3% annual adjustment factor beginning FY 17-18

WILKINSON MANOR
MAINTENANCE DISTRICT
EFFECTIVE FISCAL YEAR 2012-13

WATER SERVICES			ANNUAL WATER SERVICE CHARGE					
			CURRENT	PROPOSED*				
APN	USE CODE	SFE	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
086-053-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-15	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-16	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-17	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-18	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-19	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-20	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-21	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-22	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-23	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-24	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-25	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-26	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-053-27	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-054-08	21	1.3	\$370.50	\$404.30	\$440.70	\$479.70	\$522.60	\$570.70
086-060-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-02	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-06	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-10	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-15	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-16	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-17	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-18	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-19	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-20	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-21	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00

APPENDIX C

* = Up to a maximum 3% annual adjustment factor beginning FY 17-18

WILKINSON MANOR
MAINTENANCE DISTRICT
EFFECTIVE FISCAL YEAR 2012-13

WATER SERVICES			ANNUAL WATER SERVICE CHARGE					
			CURRENT	PROPOSED*				
APN	USE CODE	SFE	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
086-060-22	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-23	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-24	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-25	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-26	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-27	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-28	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-29	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-30	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-31	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-32	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-33	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-34	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-35	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-36	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-37	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-38	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-39	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-40	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-41	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-42	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-43	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-44	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-45	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-46	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-47	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-060-48	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-070-31	324	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-070-44	710	2	\$570.00	\$622.00	\$678.00	\$738.00	\$804.00	\$878.00
086-590-22	925	0	Mosher Creek					
086-600-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-600-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-01	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-02	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-03	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-04	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-05	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-06	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-07	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-08	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-09	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-10	22	1.3	\$370.50	\$404.30	\$440.70	\$479.70	\$522.60	\$570.70
086-680-11	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-12	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00

APPENDIX C

* = Up to a maximum 3% annual adjustment factor beginning FY 17-18

WILKINSON MANOR
MAINTENANCE DISTRICT
EFFECTIVE FISCAL YEAR 2012-13

WATER SERVICES			ANNUAL WATER SERVICE CHARGE					
			CURRENT	PROPOSED*				
APN	USE CODE	SFE	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
086-680-13	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-14	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-15	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-16	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-17	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-18	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-19	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-20	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-21	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-22	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-23	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-24	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-25	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-26	22	1.3	\$370.50	\$404.30	\$440.70	\$479.70	\$522.60	\$570.70
086-680-27	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-28	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-29	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-30	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-31	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-32	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-33	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-34	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-35	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-36	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-37	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-38	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-39	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-40	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-41	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-42	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-43	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-44	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-45	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-46	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-47	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-48	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-49	13	1.3	\$370.50	\$404.30	\$440.70	\$479.70	\$522.60	\$570.70
086-680-50	1	0.2	\$57.00	\$62.20	\$67.80	\$73.80	\$80.40	\$87.80
086-680-51	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-52	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-53	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-54	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-55	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-56	22	1.3	\$370.50	\$404.30	\$440.70	\$479.70	\$522.60	\$570.70

APPENDIX C

* = Up to a maximum 3% annual adjustment factor beginning FY 17-18

WILKINSON MANOR
 MAINTENANCE DISTRICT
 EFFECTIVE FISCAL YEAR 2012-13

WATER SERVICES			ANNUAL WATER SERVICE CHARGE					
			CURRENT	PROPOSED*				
APN	USE CODE	SFE	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
086-680-57	10	1	\$285.00	\$311.00	\$339.00	\$369.00	\$402.00	\$439.00
086-680-58	920	0	Storm Pond					
086-680-59	920	0	Storm Pond					
086-680-60	920	0	Well Site					
086-680-61	851	0	Private Roadways (Special Study)					
086-680-62	920	0	Mosher Creek					

APPENDIX C

* = Up to a maximum 3% annual adjustment factor beginning FY 17-18

APPENDIX D

SFEs BY USE CODE

USE CODE	DESCRIPTION	MINIMUM SFE FACTOR
		WATER
	RESIDENTIAL	
1	VAC RES LOT - DEV W/UTIL.	0.2
10	SINGLE FAMILY DWELLING (SFD)	1
13	SFD - WITH ONE IN-LAW UNIT	1.3
21	ONE DUPLEX - ONE BLDG -	1.3
22	TWO SFDS ON SINGLE PARCEL	1.3
	INDUSTRIAL	
324	MINI-STORAGE WAREHOUSING	1
	INSTITUTIONAL	
710	CHURCH, SYNAGOGUE OR TEMPLE	SPECIAL STUDY (2 MIN)
722	SPECIAL SCHOOL	SPECIAL STUDY (2 MIN)
851	PRIVATE ROAD	0
920	VACANT COUNTY LAND	0
925	MISC COUNTY PROPERTY	Special Study