

**ZONE A-1, WEBER SPERRY RANCHES:**

Zone A-1 is generally bounded by West Lane, the East Bay Municipal Utilities District right-of-way, the Union Pacific Railroad line and the Calaveras River. Improvements maintained include trees in tree wells, back-up walls and the turf on the East Bay Municipal Utilities District right-of-way between West Lane and Lorraine Avenue.

There is a request for an appropriation of \$78,527.83 from the reserve for continuing appropriations to balance the budget to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-1 account at the close of the fiscal year.

When the assessment for Zone A-1 was originally approved, it did not include a provision for an annual escalator. The assessment can not be increased without the affected property owners voting to approve the increase. Therefore, no change is proposed in the \$46.90/duF assessment for 2015-2016. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$106.19 per duF

**ZONE A-2, MORADA WEST:**

Zone A-2 is generally bounded by Hammer Lane, Maranatha Drive, Christina Life Way and State Route 99. Improvements maintained include the back-up walls and trees in tree wells.

There is a request for an appropriation of \$24,976.04 from the reserve for continuing appropriations to balance the budget to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-2 account at the close of the fiscal year.

When the assessment for Zone A-2 was originally approved, it did not include a provision for an annual escalator. The assessment can not be increased without the affected property owners voting to approve the increase. Therefore, no change is proposed in the \$79.88/duF assessment for 2015-2016. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$351.36 per duF

**ZONE A-3, LA MORADA:**

Zone A-3 is located north and south of Morada Lane between the Union Pacific Railroad line and State Route 99. Improvements maintained include back-up walls, landscaping

between the walls and back of sidewalk, landscaped medians, Matt Equinoa and Parma Sister City Parks and any future parks within Zone A-3, and the landscaping on the East Bay Municipal Utilities District right-of-way between Hammer Lane and the State Route 99 Frontage Road.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$141.00/dueF.

There is a request for an appropriation of \$384,598.32 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, provide funds for a project to trim trees throughout the zone, an increase in the amount budgeted for wall repairs, provide funds for game court resurfacing at Equinoa and Parma Parks, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-3 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$141.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$232.91/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$251.79 per dueF

#### **ZONE A-4, BLOSSOM RANCH**

Zone A-4 is located in the northeasterly part of the City generally at the intersection of March Lane and Holman Road and lying southerly of March Lane. Improvements maintained include back-up walls, landscaping between the walls and back of sidewalk, March Lane median landscaping, and funding a proportionate share of the costs for S.L. Fong Park.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$141.00/dueF.

There is a request for an appropriation of \$38,904.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, provide proportionate share of funds for game court resurfacing project at S.L. Fong Park, provide for an approximately 7.5 percent budget contingency, and to keep the

assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-4 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$141.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$227.63/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$247.59 per dueF

### **ZONE A-5, WEBER WOODS**

Zone A-5 is generally located between the Calaveras River and Bianchi Road and just east of West Lane. Improvements maintained include back-up walls, landscaping between the walls and back of sidewalk, and contributing a proportionate share of the costs to maintain any parks within the service area of Zone A-5 or serving Zone A-5.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$440.00/dueF.

There is a request for an appropriation of \$23,989.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-5 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$440.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$1,262.80/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$1,851.12 per dueF

### **ZONE A-6, BLOSSOM NORTH/CAMERA/SPERRY**

Zone A-6 is generally bounded by the Stockton Auto Mall, Holman Road, March Lane, and the Union Pacific railroad tracks. Improvements maintained include back-up walls, landscaping between the walls and back of sidewalk, and Unity Park.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$194.00/dueF.

There is a request for an appropriation of \$79,467.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, provide funds for game court resurfacing at Unity Park provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-6 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$194.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$542.83/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$303.61 per dueF

### **ZONE A-7, HUNTER RIDGE**

Zone A-7 is generally bounded by March Lane, Blossom Ranch subdivision, the Calaveras River and the Union Pacific railroad tracks. Improvements maintained include back-up walls, landscaping between the walls and back of sidewalk, and funding a proportionate share of the costs for S.L. Fong Park.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$191.00/dueF.

There is a request for an appropriation of \$46,158.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, provide a proportionate share of funds for game court resurfacing at S.L. Fong Park, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-7 account at the close of the fiscal year. Based on current projections and since

the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$191.00/dueF. This is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$664.35/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$256.47 per dueF

### **ZONE A-10, CANNERY PARK**

Zone A-10 is generally bounded by Eight Mile Road, State Route 99, La Morada and Villa Antinori Subdivisions and the Union Pacific railroad tracks. Improvements maintained include back-up walls, landscaping between the walls and back of sidewalk, street lights, and parks.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$86.00/dueF.

There is a request for an appropriation of \$47,549.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone A-10 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$86.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$354.28/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$360.85 per dueF

### **ZONE B-1, WILLIAM LONG PARK:**

Zone B-1 is located in the southerly portion of Weston Ranch generally bounded by the PG&E easement, Henry Long Boulevard, Mc Dougald Boulevard and French Camp Road, except the Manteca Unified School District high school site. This zone is for the maintenance of the William Long Park, which is also located in the southerly portion of Weston Ranch.

There is a request for an appropriation of \$32,393.00 from the reserve for continuing appropriations to balance the budget to accommodate an increase in administration costs, anticipated increase in maintenance costs, provide funds for game court resurfacing, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone B-1 account at the close of the fiscal year.

When the assessment for Zone B-1 was originally approved, it did not include a provision for an annual escalator. The assessment can not be increased without the affected property owners voting to approve the increase. Therefore, no change is proposed in the \$84.00/dueF assessment for 2015-2016. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$113.42 per dueF

### **ZONE B-2: WESTON RANCH**

Zone B-2 is located west of Interstate Highway 5, east of the San Joaquin River, and north of French Camp Road. This zone encompasses all of the Weston Ranch development. Improvements maintained include the back-up walls, landscaping between the walls and back of sidewalk, the landscaping on the PG&E easement/greenbelt and Paul E. Weston Park.

There is a request for an appropriation of \$370,611.01 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted for wall repairs, contributing to the maintenance of Paul E. Weston Park, provide funds for game court resurfacing at the PG&E Easement/Greenbelt basketball court and a share of funds for game court resurfacing at Weston Park, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone B-2 account at the close of the fiscal year.

When the assessment for Zone B-2 was originally approved, it did not include a provision for an annual escalator. The assessment can not be increased without the affected property owners voting to approve the increase. Therefore, no change is proposed in the \$117.82/dueF assessment for 2015-2016. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$185.25 per dueF

### **ZONE B-3, PAUL E. WESTON PARK:**

Zone B-3 is located west of Interstate Highway 5, east of the San Joaquin River, and generally north of William Long Boulevard. The zone encompasses all of Weston Ranch not located in Zone B-1. This zone is for the maintenance of the Paul E. Weston Park.

There is a request for an appropriation of \$59,098.38 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, provide a share of funds for game court resurfacing at Weston Park, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone B-3 account at the close of the fiscal year.

When the assessment for Zone B-3 was originally approved, it did not include a provision for an annual escalator. The assessment can not be increased without the affected property owners voting to approve the increase. Therefore, no change is proposed in the \$24.00/dueF assessment for 2015-2016. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$36.40 per dueF.

#### **ZONE B-4, HONORABLE SANDRA BUTLER SMITH NEIGHBORHOOD PARK**

Zone B-4 is located in the westerly portion of Weston Ranch and is generally bounded by the San Joaquin River, French Camp Road, the PG&E Easement/Greenbelt and William Moss Boulevard. This zone is for the maintenance of the Honorable Sandra Butler Smith Neighborhood Park.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$72.00/dueF.

There is a request for an appropriation of \$20,219.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, provide funds for game court, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone B-4 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$72.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$84.09/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$91.90 per dueF.

#### **ZONE B-5, WESTON RANCH – FRENCH CAMP ROAD FENCE:**

Zone B-5 is located in the southwesterly portion of Weston Ranch and is generally bounded by the San Joaquin River, Henry Long Boulevard, Alice Mc Cuen Avenue and French Camp Road. This zone is for the maintenance of approximately 6,700 lineal feet of masonry wall located on the south side of French Camp Road from Carolyn Weston Boulevard to EWS Woods Boulevard.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$39.00/dueF.

There is a request for an appropriation of \$57,291.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, an increase in the amount budgeted to repair unanticipated wall damage, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone B-5 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$39.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$159.34/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$140.40 per dueF.

### **ZONE C-1: SPANOS PARK**

Zone C-1 is located east of Thornton Road and north of Bear Creek. Improvements maintained include back-up walls, landscaping between the walls and curb, landscaped medians, and fund a proportionate share of the costs for Vivian "Lady B" Baxter Park.

There is a request for an appropriation of \$64,764.56 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide a proportionate share of funds for game court resurfacing at Baxter Park, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone C-1 account at the close of the fiscal year.

When the assessment for Zone C-1 was originally approved, it did not include a provision for an annual escalator. The assessment can not be increased without the affected property owners voting to approve the increase. Therefore, no change is

proposed in the \$119.24/dueF assessment for 2015-2016. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$230.71 per dueF.

### **ZONE C-2: NORTH STOCKTON PROJECTS**

Zone C-2 includes all of the Waterford Estates East and West, Beck Estates, Beck Ranch, Beck Farms, Elkhorn Country Club Estates, Silver Springs and Gold Springs subdivisions in the northwesterly part of the City. The zone was formed to provide funds for the maintenance of masonry walls and landscaping, certain segments of the Pixley Slough bike/pedestrian path, and fund a proportionate share of the costs for Vivian "Lady B" Baxter Park.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$130.00/dueF.

There is a request for an appropriation of \$124,579.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide a proportionate share of funds for game court resurfacing at Baxter Park, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone C-2 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$130.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$212.49/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$212.83 per dueF.

### **ZONE C-3: SPANOS PARK WEST**

Zone C-3 is located in the northwesterly portion of the City and is generally bounded by Interstate Route 5, Bear Creek, the Westlake Villages development, and Eight Mile Road. This zone was formed to provide funds for the maintenance of decorative concrete pavement, bike/pedestrian path along a portion of Bear Creek, and maintenance of Michael Faklis and Iloilo Sister City Parks.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-

2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$114.00/dueF.

There is a request for an appropriation of \$136,463.80 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, provide funds for game court resurfacing at Faklis and Iloilo Parks, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. This requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone C-3 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$114.00/dueF. There is no increase proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$182.98/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$185.27 per dueF.

#### **ZONE C-4: FAIRWAY GREENS**

Zone C-4 includes all of the Fairway Greens subdivision in the northwesterly part of the City. The zone was formed to provide funds for the maintenance of masonry walls and landscaping and to provide its proportionate share of costs to maintain any parks serving the subdivision or within the service area of the subdivision.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$143.00/dueF.

There is a request for an appropriation of \$40,544.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide for an approximately 7.5 percent budget contingency, remove and replace approximately 30 trees along Whistler Way and Davis Road, replant approximately 60% of the shrubs, and to keep the assessment the same as 2014-2015. This requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone C-4 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$143.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the actual 2014-2015 assessment. The proposed maximum 2015-2016 assessment is \$242.28/dueF, which is an increase

of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$348.81 per dueF.

### **ZONE C-6, WESTLAKE VILLAGES**

Zone C-6 is generally bounded by Eight Mile Road, A.G. Spanos Park West subdivision, Bear Creek and Disappointment Slough, and Rio Blanco Road. Zone C-6 was formed to provide funds for maintenance of public parks, a portion of the bicycle/pedestrian path on the Bear Creek levee, and public street lighting constructed within the Westlake Villages project.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$92.00/dueF.

There is a request for an appropriation of \$14,837.00 from the reserve for continuing appropriations to accommodate increased maintenance, replacement and administration costs, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. This requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone C-6 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$92.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the actual 2014-2015 assessment. The proposed maximum 2015-2016 assessment is \$168.61/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$132.64 per dueF.

### **ZONE C-7 AND SUB ZONE A, NORTH STOCKTON PROJECTS III**

North Stockton Projects III is generally bounded by Eight Mile Road, Lower Sacramento Road and the Union Pacific Railroad. Zone C-7 was formed to provide for maintenance of Dorothea Pitts Park. Sub-Zone A was formed to provide for maintenance of streetscaping, walls and streetlights in the Northbrook subdivision.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 C-7 assessment was \$90.00/dueF. The actual 2014-2015 Sub Zone A assessment was \$85.00/dueF.

There is a request for an appropriation of \$67,096.00 from the Zone C-7 reserve for continuing appropriations and a request for \$47,601.00 from the Sub-Zone A reserve for

continuing appropriations. This is in order to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide for game court resurfacing at Pitts Park, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after these requested appropriations are considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone C-7 and Sub-Zone A accounts at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual C-7 2015-2016 assessment is \$90.00/dueF. There is no change proposed in the actual C-7 2015-2016 assessment from the 2014-2015 actual assessment. The proposed actual Sub-Zone A 2015-2016 assessment is \$85.00/dueF. There is no change proposed in the actual Sub-Zone A 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum C-7 2015-2016 assessment is \$188.23/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. The proposed maximum Sub-Zone A 2015-2016 assessment is \$207.85/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessments were set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessments for Zones C-7 and C-7 Sub-Zone A would be \$190.90/dueF and \$226.25/dueF respectively.

#### **ZONE D-1: BRIDGEPORT TRAILS**

Zone D-1 is located south of Charter Way, north of West Eighth Street and east and west of Fresno Avenue. Improvements maintained include back-up walls and landscaping between the walls and back of sidewalk.

There is a request for an appropriation of \$27,863.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone D-1 account at the close of the fiscal year.

The assessment for Zone D-1 can not be increased without the affected property owners voting to approve the increase. Therefore, no change is proposed in the \$85.00/dueF assessment for 2015-2016. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$172.62 per dueF.

#### **ZONE D-3: BRIDGEPORT TRAILS UNIT 4 AND 5**

Zone D-3 is located south of Charter Way, north of West Eighth Street and east and west of Fresno Avenue. This zone was formed to maintain back-up walls and landscaping between the walls and back of sidewalk and landscaped buffer parcels.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$134.00/dueF.

There is a request for an appropriation of \$38,001.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, tree trimming project, replanting along Fresno Avenue, an increase in the amount budgeted to repair unanticipated wall damage, and provide for an approximately 7.5 percent budget contingency. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone D-3 account at the close of the fiscal year.

The proposed actual 2015-2016 assessment is \$134.00/dueF. There is no change proposed in the in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$221.33/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$340.53 per dueF.

#### **ZONE D-4, CALAVERAS ESTATES**

Zone D-4 includes the new development lying generally north of Barrymore Street on the east and west sides of Alvarado Avenue. This zone was formed to maintain the wall between the subdivision and the railroad tracks, public street lighting, landscaping on the track side of the wall, develop a replacement reserve for the eventual replacement of the wall, and an access way to the Calaveras River from Alvarado Avenue that has yet to be constructed.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$84.00/dueF.

There is a request for an appropriation of \$30,035.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. This requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone D-4 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$84.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the actual 2014-2015 assessment. The proposed maximum 2015-2016 assessment is \$1,054.23/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$311.54 per dueF.

**ZONE D-6, MOSS GARDEN:**

Zone D-6 is located southeasterly of State Route 4/Charter Way and Fresno Avenue. Improvements maintained/to be maintained include landscaping between the walls and curb, public street lighting, and its proportionate share of the cost to any park that serves the development or is within the service area of the development.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$151.00/dueF.

There is a request for an appropriation of \$30,182.60 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. This requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone D-6 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$120.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the actual 2014-2015 assessment. The proposed maximum 2015-2016 assessment is \$430.69/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$200.56 per dueF.

**ZONE E-1, LITTLE JOHN CREEK:**

Zone E-1 is located north of Industrial Drive between Pock Lane and State Highway 99. Improvements maintained/to be maintained include back-up walls, trees in tree wells, landscaping between the walls and back of sidewalk, the special bridge railing on the Pock Lane Bridge, and fund a proportionate share of the costs for Ernie Shropshire Park. This zone also contributes its proportionate share of costs for maintenance of the Stockton Airport Business Center storm drainage basin.

The assessment approved when the Little John Creek Zone was originally formed was \$59.68. In June of 2000, an increase to the assessment was approved to account for

increased maintenance costs and to provide for park maintenance. That additional assessment amount was also approved with an annual escalator. The portion of the 2013-14 assessment for this zone that is over the original \$59.68, \$160.92, is subject to the escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$137.00/dueF.

There is a request for an appropriation of \$62,805.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide a proportionate share of funds for game court resurfacing at Shropshire Park, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone E-1 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

Zone E-1 will contribute its proportionate share of \$5,096.00 to the Stockton Airport Business Center Storm Drain Basin Maintenance District for maintenance costs of the Stockton Airport Business Center Storm Drain Basin.

The proposed actual 2015-2016 assessment is \$137.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the actual 2014-2015 assessment. The proposed maximum 2015-2016 assessment is \$229.52/dueF, which is a 3.0 percent increase in the park maintenance portion of the assessment over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$216.50 per dueF.

### **ZONE E-3, SEABREEZE:**

Zone E-3 is generally located south of Industrial Drive and west of State Highway Route 99 and at the northwesterly corner of Pock Lane and Industrial Drive. Improvements maintained/to be maintained include back-up walls, landscaping between the walls and back of sidewalk, a landscaped area under the PG&E power lines west of Pock Lane, and fund a proportionate share of the costs for Ernie Shropshire Park. This zone also contributes its share for the costs of maintenance of the Stockton Airport Business Center storm drainage basin.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$235.00/dueF.

There is a request for an appropriation of \$113,202.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, replace stolen wire on the PG&E Easement Open Space west of Pock Lane, an increase in the amount budgeted to repair unanticipated wall damage, provide a proportionate share of funds for game court resurfacing at Shropshire Park, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone E-3 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

Zone E-3 will also contribute \$2,116.00 to the Stockton Airport Business Center Storm Drain Basin Maintenance District for its proportionate share of maintenance costs of the Stockton Airport Business Center Storm Drain Basin.

The proposed actual 2015-2016 assessment is \$235.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$722.56/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$597.83 per dueF.

#### **ZONE E-4, OAKMORE MEADOWS:**

Zone E-4 is generally bounded by Alpine Avenue, the Union Pacific Railroad Tracks, the Calaveras River and Sanguinetti Lane. Improvements maintained/to be maintained include back-up walls, landscaping between the walls and back of sidewalk, and a future park.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$68.00/dueF.

There is a request for an appropriation of \$23,186.20 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone E-4 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$68.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$256.55/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$99.49 per dueF.

**ZONE E-5, RANCHO DEL SOL:**

Zone E-5 is located on the east side of Airport Way and lies north and south of Duck Creek. Improvements maintained/to be maintained include back-up walls, landscaping between the walls and back of sidewalk, and landscaping and path along the northerly side of Duck Creek.

The assessment for this zone has a provision for an annual escalator. The escalator is the greater of three percent (3.0 percent) or the percentage increase of the local Consumer Price Index (CPI). The local CPI increased 2.4 percent; therefore, the 2015-2016 escalator applied is 3.0 percent. The actual 2014-2015 assessment was \$114.00/dueF.

There is a request for an appropriation of \$40,320.00 from the reserve for continuing appropriations to accommodate an increase in administration costs, anticipated increase in maintenance costs, an increase in the amount budgeted to repair unanticipated wall damage, provide for an approximately 7.5 percent budget contingency, and to keep the assessment the same as 2014-2015. The amount remaining in the reserve after this requested appropriation is considered sufficient to meet present obligations and still provide for future contingencies. Any unexpended budgeted funds are returned to the Zone E-5 account at the close of the fiscal year. Based on current projections and since the assessment for this zone can be increased, barring any catastrophic event it is not anticipated that the reserve will be depleted.

The proposed actual 2015-2016 assessment is \$114.00/dueF. There is no change proposed in the actual 2015-2016 assessment from the 2014-2015 actual assessment. The proposed maximum 2015-2016 assessment is \$445.17/dueF, which is an increase of 3.0 percent over the 2014-2015 maximum assessment. If the assessment was set at a level that would fully fund the estimated 2015-2016 expenditures without an appropriation from the reserve, the assessment would be \$225.38 per dueF.