



CITY OF
TRACY CALIFORNIA
Think Inside the Triangle™

CITY OF TRACY

FINAL ENGINEER'S REPORT

FISCAL YEAR 2021-22

**CONSOLIDATED LANDSCAPE MAINTENANCE
DISTRICT**

July 2021



Harris & Associates

Prepared by

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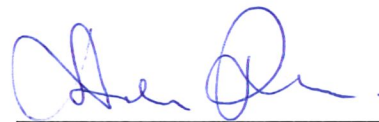
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**ENGINEER'S REPORT FOR
FISCAL YEAR 2021-22
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT
City of Tracy
State of California**

APPROVED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT OF THE CITY OF TRACY, STATE OF CALIFORNIA ON THE 6TH DAY OF JULY 2021.



ADRIANNE RICHARDSON
CITY CLERK
CITY OF TRACY



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INTRODUCTION

The City of Tracy (the "City"), is the second most populated city in San Joaquin County. The City population is approximately 95,000. Tracy is located inside a geographic triangle formed by Interstate 205 on the north side, Interstate 5 to the east, and Interstate 580 to the southwest; this has given rise to Tracy's motto, now recorded on the City's website: "Think Inside the Triangle".

Prior to Fiscal Year 2003-04, the City levied and managed three individual landscape maintenance districts identified as:

- Tracy Landscape and Lighting Assessment District 8501 formed in 1985;
- Tracy Landscape and Lighting Assessment District 8801 formed in 1988; and,
- Tracy Landscape and Lighting Assessment District 9802 formed in 1998.

Each of these original districts was formed with various Zones, and with specific areas of improvement. The parcels receiving benefit from those improvements have been assessed the costs of maintaining those improvements. At that time, the three original districts included thirty (30) different Zones. Each Zone included specific improvements that were installed as a condition of approval and the Zone improvements were maintained for the benefit of those properties.

In Fiscal Year 2003-04 the City consolidated the three existing districts into a single district pursuant to Section 22605 (d) of the 1972 Act and established the Tracy Consolidated Landscape Maintenance District. As part of the consolidation, the improvements associated with various Zones were closely evaluated and it was determined that in some areas, the special benefits to properties could be more refined by expanding the existing thirty (30) Zones to thirty-seven (37) Zones.

Several annexations have taken place over the subsequent years and there are now 41 Zones within the District. Each annexation was made pursuant to the 1972 Act and the substantive and procedural requirements of the Proposition 218.

As required by the Landscaping and Lighting Act of 1972, this Engineer's Report describes the improvements to be constructed, operated, maintained and serviced by the District, provides an estimated budget for the District, and lists the proposed assessments to be levied upon each assessable lot or parcel within the District. Following the approval of the preliminary report, either as submitted or as modified, the City Council will hold a Public Hearing to provide an opportunity for any interested person to be heard. All property owners must be noticed in accordance with Section 22626 of the Streets and Highways Code prior to the Public Hearing. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified.

Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Tax Collector's office to be included on the FY 2021-22 tax roll.

IMPACTS OF PROPOSITION 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment unless the increase in assessment was anticipated in the assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets", however, following the passage of Proposition 218 based on conversations with other public agency officials, attorneys, assessment engineers and Senate Bill 919, we determined that "streets" include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting and street lighting.

It was also determined that if assessments were imposed as a condition of development and property owners agreed to the imposition of assessments and subsequently signed a development agreement confirming so, then this would suffice for the requirement of signing a petition.

The more difficult question arose in those situations where the levy of assessments was imposed as a condition of approval for land development or subdivision where the property owner did not enter into a development agreement. In those cases, if the landscape, park, or street light facilities and the resulting assessment were a condition of the land development or subdivisions approval and the property owner acquiesces to the levy of assessment, it is reasoned that this was a functional equivalent of giving express consent or signing a petition requesting the imposition of the assessment. Even the Howard Jarvis Taxpayers' Association seems to tacitly support this conclusion in its "Statement of Drafters' Intent". When discussing the exemption for existing assessments imposed pursuant to a petition, the taxpayers' association said:

"This provision exempts most land secured financing arrangements used by developers."

Clearly acceptance of a condition of approval of a development or subdivision which requires that imposition of assessments is a common form of land secured financing used by developers to fund street lighting or landscape maintenance.



STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: CITY OF TRACY

PROJECT: CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT

TO: THE CITY COUNCIL
CITY OF TRACY
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2021-22

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Consolidated Landscape Maintenance District of the City of Tracy to provide landscape maintenance services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2021-22.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Tracy's Resolution being adopted by the City Council for the Consolidated Landscape Maintenance District on the 15th day of June, this Report has been ordered for:

CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT

(Hereinafter referred to as the "District"),

I, Diana Garrett, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following six (6) parts and Appendices:

PART I

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and are incorporated herein by reference.

PART II

Estimate of Cost: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART III

Quantification of Benefit: The quantification of benefit identifies, separates and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART IV

Method of Assessment: The method of assessment indicates the proposed levy of the net amount of the costs and expenses of the improvements to be levied upon the parcels of land within the District, in proportion to the estimated benefits to be received by such parcels.

PART V

Assessment Diagram: The diagram of the district and zone boundaries showing the exterior boundaries of the Assessment District and all Zones, and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of San Joaquin for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report. Appendix A describes the Improvement Areas of the District by Zone. Appendix B provides the Consolidated Landscape Maintenance District Map.

PART VI

Assessment Roll: An assessment of the estimated cost of the improvements on each benefiting lot or parcel of land within the District. The proposed Assessment Roll using the Fiscal Year 2021-22 assessment rates are included in this Report as Appendix C.

Appendices

Appendix A – Improvement Areas by Zone


Appendix B – Consolidated Landscape Maintenance District Map

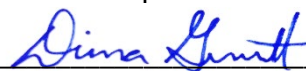
Appendix C – Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this 6th day of July, 2021



 **Harris & Associates**



Diana Garrett, P.E., Assessment Engineer
R.C.E. No. C85423
Engineer of Work



PART I – PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF TRACY CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT FISCAL YEAR 2021-22

The District and assessments provide for the continued maintenance, servicing, administration and operation of specific landscaped areas and associated appurtenances for each of the forty-one (41) Zones in the District. It has been determined that the assessed parcels within each Zone receive special benefits from various landscape improvements that may include, but are not limited to: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, recreational equipment, hardscapes and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, parks or open space areas within each Zone. Services provided include the necessary operations, administration, and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition or are necessary or convenient for the maintenance of the improvements. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments. A listing of the improvement areas associated with each Zone is shown in Appendix A.

All assessable parcels identified as being within each Zone share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in each Zone are equitably spread among all benefitting parcels within that Zone and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operations provided within the District. Properties receive the following special benefits from the District landscape improvements:

- Enhanced desirability of properties through association with the improvements and the aesthetic value of green space within the area.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.
- The special enhancements of the properties that results from the above benefits.

The proposed budgets and maintenance costs for various Zones may include the following long-term cyclical maintenance programs:

1. Tree Maintenance Programs (Arterial, Parkway Street and Park Tree Maintenance);
2. Streetscape Revitalization and Rehabilitation Program and;
3. Park Rehabilitation and Renovation Program.

The total amount to provide these programs in each Zone where these services apply is greater than can be conveniently raised from a single annual assessment and the estimated costs of these programs for each Zone shall be raised and collected in installments as part of the annual assessments. The individual Budget pages for each Zone detail the amounts collected and/or expended each year.

The City developed these programs to fund periodic and programmed maintenance, renovation, rehabilitation, replacement and revitalization of District improvements. The City has carefully reviewed each of the associated program costs and the corresponding collection of funds has been proportionately spread to each parcel based on special benefits received from the services to be rendered within their Zone over an extended period.

Tree Maintenance Program

The Tree Maintenance program may include both routine and emergency maintenance for the District trees, whether those trees are along streets or within parks. In the Zones assessed for this program, the following may apply:

1. Parkway street-tree maintenance, targets the trees associated with individual properties within the District installed by the City or developer that are located in the public right-of-way or City easement which the District is responsible for maintaining. This program addresses two specific maintenance issues:
 - Regular trimming and pruning of the street-trees. This program is designed to trim and prune all street-trees within the applicable Zones on a five to seven year rotation or as needed to ensure the health and growth of the trees.
 - Removal and replacement of the street-trees. The program provides for the removal and replacement of damaged or diseased trees as needed, or removal of trees whose growth has, or will potentially cause damage to existing structures such as underground utilities or sidewalks. This program may also include the replacement or repair of surrounding City improvements as needed.
2. Arterial-tree maintenance, targets the trees associated with the parkways and medians on the arterial streets adjacent to or surrounding the Zones. Similar to the parkway street-tree program, this program addresses two specific maintenance issues:
 - Regular trimming and pruning of the arterial-trees, which includes trimming and pruning of the arterial-trees as needed to ensure the health and growth of the trees.
 - Removal and replacement of the arterial-trees, including the removal or replacement of damaged or diseased trees as needed, or removal of trees whose growth has or will potentially cause damage to existing landscape improvements, sidewalks or curbs. This program may include replacement or repair of surrounding City improvements as needed.
3. Park-tree maintenance, targets the trees within the various Parks of the District/Zones. Similar to the parkway and arterial street-tree program, this program addresses two specific maintenance issues:
 - Regular trimming and pruning of the Park-trees, which includes trimming and pruning of the trees as needed to ensure the health and growth of the trees.



- Removal and replacement of the Park-trees, including the removal or replacement of damaged or diseased trees, or removal of trees whose growth has or will potentially cause damage to existing landscape improvements, sidewalks or curbs. This program may include the replacement or repair of surrounding City improvements as needed.

Assessments for the tree maintenance program shall be collected from only those parcels and Zones identified as receiving special benefit from each of the specific services provided. Each parcel within the District that benefits from the various tree maintenance services is assessed on an annual installment basis to meet its proportional share of the cost and expenses associated with the tree maintenance, which is planned every five to seven years, depending upon Zone funding availability.

Streetscape Revitalization and Rehabilitation Program

The Streetscape Revitalization and Rehabilitation program includes, but is not limited to the following and may include routine or emergency maintenance.

1. Removal or replacement of existing dead/dying plant materials within the medians and parkway-landscaped areas.
2. Removal of existing plant materials and replacement with new plant material or non-plant materials within the medians and parkway-landscaped areas.
3. Upgrades or renovation to the irrigation or drainage systems, electrical systems or water meters, hardscape improvements associated with the landscaping such as confirmed City sound walls, walking paths, soil and stamped concrete.

Assessments for the streetscape program shall be collected from only those parcels and Zones identified as receiving special benefit from parkway and median landscaped areas. Each parcel within the District that benefits from the streetscape revitalization and rehabilitation services is assessed on an annual installment basis to meet its proportional share of the cost and expenses associated with the program, which is planned every ten years. This program is designed to ensure the long-term maintenance of all streetscape landscaping within the District.

Park Rehabilitation and Renovation Program

There are specific costs associated the annual and regular maintenance of park improvements and facilities which are included in the annual maintenance expenses of those Zones that benefit from the parks associated with that Zone. However, the cost of periodically repairing, replacing, and upgrading the landscaping and facilities within these parks cannot be reasonably collected in a single annual assessment. Therefore, the City has established a long-term park rehabilitation and renovation program that includes the design repair and reconstruction of parks within the District.

The program anticipates revitalization design in the 13th year of a park's life, with the revitalization occurring in the 15th year. Each parcel within the District that benefits from the park rehabilitation and renovation services is assessed on an annual installment basis to meet its proportional share of the cost and expenses associated with the program. However, with current inflation rates, the majority of Zones are unable to keep up with the accelerating maintenance costs.

The costs of providing for the annual and regular maintenance of the landscape improvements as well as the long-term maintenance programs for the District have been identified as a special benefit to properties within the District. Although the location of the improvements may be visible to properties outside the District or to the public at large, the improvements have been installed and are maintained for the benefit of properties within the District. As such, there is no quantifiable general benefit from the improvements to persons or properties outside the District. The portion of the costs associated with the maintenance of the Channel-ways and the landscaped areas on Eleventh Street, generally between Lammers Road and the Railroad Tracks east of Corral Hollow Road, benefit both properties within the adjacent Zones as well as properties that are not within the District and it has been determined that the City will contribute funds to the District for the maintenance of these areas.

The assessments and Method of Assessment described in this Report utilize commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act and the provisions of Proposition 218. The assessment amount for each Zone is based only on the services and improvements associated with that Zone. All assessments are apportioned based upon the special benefit received by the properties within each Zone and are over and above any general benefit conferred on the public at large. Any new or increased assessments will be subject to the substantive and procedural requirements of Proposition 218. Property owner ballot proceedings are not required if the proposed annual assessment rate is less than or equal to the maximum assessment rate previously approved for each of the Zones.

In any given fiscal year, if the assessment revenue will not allow for full maintenance service in a particular Zone, City staff will determine the scope of work to be performed, and any necessary reductions in the scope of work will likely include, but not be limited to, the reduction or elimination of the long-term renovation and rehabilitation programs and some or all of the following:

Turf Areas

- Reduced frequency of mowing and edging turf areas. Full scope includes mowing and edging turf areas regularly.
- No fertilization. Full scope includes fertilization multiple times a year. Limited/elimination of weed control.
- Limited/elimination of aeration.

Ground Cover/Shrub Areas

- Limited/elimination of emergent weed control. No fertilization.
- Limited/elimination of mowing or removal of dead plants and leaves.
- Limited/elimination of vine trimming.



General Landscaping

- Limited/elimination of removal of tree stakes and ties. Limited/elimination of trash pick-up in landscaping areas.
- Limited/elimination of weed and litter control for gutters, curbs, parking lots and walkways and adjacent to contract areas.
- Administration and operations of the landscaping Zones.

The proposed assessments described in this Report are based on the estimated costs associated with the regular annual maintenance, operation and servicing of landscape improvements within each Zone. The total cost of these improvements are proportionately spread to only the properties within each respective Zone based on a method of apportionment that reflects the direct and proportional special benefits to each property. In addition to the regular annual maintenance of the landscape improvements, various Zone budgets include the collection of funds associated with specific long-term maintenance and rehabilitation programs identified as: Tree Maintenance Programs; Streetscape Revitalization and Rehabilitation Program; and Park Rehabilitation and Renovation Program. The funds collected for these programs are proportionally collected from only those Zones for which these programs are provided.

The word “parcel”, for the purposes of this Report, refers to an individual property assigned its own Assessment Parcel Number by the San Joaquin County Assessor’s Office. The San Joaquin County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

PART II – ESTIMATE OF COSTS

The estimated costs of maintenance and servicing the improvements for the District as described in Part B, Plans and Specifications, for each Zone are summarized in the Zone budget tables on pages 13-53. A summary table of consolidated costs for all 41 Zones in the District is provided on page 54 of this Report.

The following is a description of the budget items including maintenance, replacement, power costs for supplying electrical energy for the illumination of the decorative lights, irrigation systems, City administrative and personnel services for the annual administration, San Joaquin County costs related to placing assessments onto the tax roll, and any Reserve collections.

Description of Budget Items

Personnel – 5100

- Field & Supervisory Personnel. The cost associated to City staff for providing non-scheduled repairs, graffiti removal, operations and maintenance of the improvements, etc. within the Zones.

Contracted Services – 5200

- Contracted Maintenance Contracts. Includes all regularly scheduled labor, material, e.g. fertilizer, insecticides, etc., and equipment required to properly maintain and ensure the satisfactory condition of all landscaping, irrigation and drainage systems, and appurtenant facilities.
- Utilities. The cost of water, sewer, and electrical utilities necessary to maintain improvements within the Zones.
- County Collection Fee. The cost to the Consolidated District for the County to collect the assessments on the property tax bills. Cost is the lesser of \$3.00 per parcel or 1% of the total amount placed onto the tax roll.
- LMD Administration. The costs of contracting with professionals to provide services specific to the levy administration, including preparation of the Engineer's Report, resolutions, and levy submittal to the County. These fees can also include any additional administrative, legal, or engineering services specific to the District such as the cost to prepare and mail notices of the public meeting and hearing.

Materials – 5300

- Supplies. Includes supplies to maintain or repair irrigation system, playgrounds, plant material, etc.

Capital Project – 5600

- Capital Improvement Projects. These costs include the long-term replacement costs of improvements that cannot be paid for during a single fiscal year. Funds are collected over several years to pay for replacement costs.

Overhead – 5900

- Business expense not chargeable to a particular part of the District (ex: insurance, etc.)

Internal Service - 5400

Indirect Costs. Incidental costs and expenses of the City associated with the operation and administration of the District and the cost of maintenance, services and incidentals not included above. (ex. vehicle or building maintenance)

Long-Term Cyclical Maintenance. Includes the following and will be reflected in the 5200 or 5300 category for the year the funds will be expensed.

- Streetscape Revitalization & Rehabilitation. This represents the zone's annual installment for participation in the Streetscape Revitalization and Rehabilitation program.
- Arterial Street Tree Maintenance. This represents the zone's annual installment for participation in the Arterial Street Tree Maintenance program.
- Street Tree Maintenance. This represents the zone's annual installment for participation in the Street Tree Maintenance program.
- Park Tree Maintenance. This represents the zone's annual installment for participation in the Tree Maintenance program, specific to Parks.
- Park Rehabilitation & Renovation. This represents the zone's annual installment for participation in the Park Rehabilitation and Renovation program.

Zone Reserve Adjustments. Each Zone has its own Reserve Fund and monies are used from the Reserve Funds to reduce assessment amounts to individual parcels or to contribute to the Zone Reserve Funds, whether Operating Reserves or Capital Reserves.

County Collection Fee. The cost to the Consolidated District for the County to collect the assessments on the property tax bills. Cost is the lesser of \$3.00 per parcel or 1% of the total amount placed onto the tax roll.

Capital Improvement Projects. These costs include the long-term replacement costs of improvements that cannot be paid for during a single fiscal year. Funds are collected over several years to pay for those replacement costs.

Zone Reserve Adjustments. Each Zone has its own Reserve Fund and monies are used from the Reserve Funds to reduce assessment amounts to individual parcels or to contribute to the Zone Reserve Funds, whether Operating Reserves or Capital Reserves.

Special Tax Support. Proceeds allocated to the City per Measure V, Special Transportation Tax, and Gas Tax that can be utilized for maintenance expenses in Zones where the City maintains the arterial, median and right-of-way landscaping.

General Fund Support. Represents the City's contribution to the Zones for any general benefit that the improvements within the Zones may have impact on other properties or the public at large.



Drainage Fund Support. Represents the City's contribution to the Zones for any channel way that the improvements within the Zones may have impact on other properties or the public at large.

Balance to Levy. This is the total amount to be levied and collected through assessments for the current fiscal year. It represents the sum of Total Expenses and Other Revenues subtracting the General Fund Support and the Drainage Fund Support.

Variance. A variance may be seen between the Levy per EDU and the Maximum Levy per EDU. The variance occurs because the Special Assessments required to meet expenses for the current fiscal year are below the maximum level. The Maximum Levy per EDU is based upon the total expenses for all improvements both existing and those planned for the future.

Total Parcels Levied. The total number of parcels within the Zones that will receive the special benefits during the current fiscal year.

Total EDUs. The total Equivalent Dwelling Units within the Zones applied to the parcels described above.

Proposed Levy per EDU. This amount represents the rate being applied to each parcel's individual EDU. The Levy per EDU is the result of dividing the "Special Assessment to Levy" by the Total EDUs of the Zones for the fiscal year. This rate is rounded to the nearest even pennies.

Maximum Levy per EDU. This is the rate per EDU approved by property owners within the Zone, in accordance with Proposition 218, adjusted for inflation as described in the Method of Apportionment. This rate is rounded to the nearest penny.

Budget Tables

Budget tables for each zone and a summary table for the District are presented on the following pages. The following footnotes apply to all the Budgets:

1. Direct Costs for 2022-23 and 2023-24 are equal to the current year's proposed amount plus 3% escalation to account for inflation. This is shown as an estimate only.
2. Administration Costs for 2022-23 and 2023-24 are equal to the current year's proposed amount plus 3% escalation to account for inflation, except for the County Collection Fee, which is equal to the lesser of \$3 per parcel or 1% of the levy amount.
3. Levy Adjustments for 2022-23 and 2023-24 are equal to the current year's proposed amount plus 3% escalation to account for inflation, except for the Zone Reserve Adjustments, which equals the amount necessary to maintain the assessment rate that is at or below the maximum allowable assessment rate for that year.
4. The Maximum Assessment Rate for 2022-23 and 2023-24 are equal to the current year's Maximum Assessment Rate, plus 3% escalation for inflation. The actual escalation rate is detailed on page 59 of this Report, Assessment Range Formula.
5. The Beginning Fund Balances shown on each Budget page includes both the Operating and Cyclical Reserve amounts, and are projections of the April 2021 year-to-date estimates.



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 1			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$11,777	\$12,130	\$12,494
Contracted Services - 5200	\$26,022	\$26,802	\$27,606
Materials - 5300	\$4,218	\$4,345	\$4,475
Capital Projects - 5600	<u>\$769</u>	<u>\$792</u>	<u>\$816</u>
TOTAL DIRECT	\$42,786	\$44,070	\$45,392
ADMINISTRATION COSTS ²			
Overhead - 5900	\$1,268.64	\$1,307	\$1,346
Internal Services - 5400	\$2,454	\$2,528	\$2,603
County Collection Fee	<u>\$404</u>	<u>\$345</u>	<u>\$355</u>
TOTAL ADMINISTRATION	\$4,127	\$4,179	\$4,305
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$46,913	\$48,249	\$49,696
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$5,561)	(\$5,650)	(\$5,821)
Special Tax Support	\$0	\$0	\$2
General Fund - 101	(\$429)	(\$442)	(\$455)
Storm Drain Fund - 101	<u>(\$522)</u>	<u>(\$537)</u>	<u>(\$554)</u>
TOTAL ADJUSTMENTS	(\$6,512)	(\$6,629)	(\$6,828)
Balance to Levy	\$40,401	\$41,620	\$42,869
Total Revenue at Maximum Rate	\$40,408	\$41,620	\$42,869
Variance above/(below) Maximum Revenue	(\$7)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	294	294	294
Total Parcels Levied	294	294	294
Total EDUs	617.00	617.00	617.00
Total EDUs Levied	617.00	617.00	617.00
Proposed Levy per EDU	\$65.48	\$67.46	\$69.48
Max Levy per EDU ⁴	\$65.49	\$67.46	\$69.48
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$102,436	\$97,387	\$92,224
Reserve Fund Adjustment	(\$5,561)	(\$5,650)	(\$5,821)
Interest (0.5%)	<u>\$512</u>	<u>\$487</u>	<u>\$461</u>
Projected Reserve Fund Balance at End of Year	\$97,387	\$92,224	\$86,864



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 2			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$2,780	\$2,864	\$2,950
Contracted Services - 5200	\$6,547	\$6,744	\$6,946
Materials - 5300	\$1,524	\$1,569	\$1,616
Capital Projects - 5600	<u>\$182</u>	<u>\$187</u>	<u>\$193</u>
TOTAL DIRECT	\$11,033	\$11,364	\$11,705
ADMINISTRATION COSTS ²			
Overhead - 5900	\$272	\$280	\$289
Internal Services - 5400	\$2,853	\$2,939	\$3,027
County Collection Fee	<u>\$122</u>	<u>\$124</u>	<u>\$128</u>
TOTAL ADMINISTRATION	\$3,247	\$3,343	\$3,443
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$14,280	\$14,706	\$15,147
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$1,410)	(\$1,450)	(\$1,493)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$652)	(\$672)	(\$692)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$2,062)	(\$2,121)	(\$2,185)
Balance to Levy	\$12,218	\$12,585	\$12,963
Total Revenue at Maximum Rate	\$12,218	\$12,585	\$12,963
Variance above/(below) Maximum Revenue	(\$1)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	125	125	125
Total Parcels Levied	125	125	125
Total EDUs	125.00	125.00	125.00
Total EDUs Levied	125.00	125.00	125.00
Proposed Levy per EDU	\$97.74	\$100.68	\$103.70
Max Levy per EDU ⁴	\$97.75	\$100.68	\$103.70
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$25,272	\$23,988	\$22,658
Reserve Fund Adjustment	(\$1,410)	(\$1,450)	(\$1,493)
Interest (0.5%)	<u>\$126</u>	<u>\$120</u>	<u>\$113</u>
Projected Reserve Fund Balance at End of Year	\$23,988	\$22,658	\$21,279



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 3			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$132,347	\$136,317	\$140,407
Contracted Services - 5200	\$131,358	\$135,298	\$139,357
Materials - 5300	\$65,104	\$67,058	\$69,069
Capital Projects - 5600	<u>\$8,644</u>	<u>\$8,903</u>	<u>\$9,170</u>
TOTAL DIRECT	\$337,452	\$347,576	\$358,003
ADMINISTRATION COSTS ²			
Overhead - 5900	\$14,615.79	\$15,054	\$15,506
Internal Services - 5400	\$109,767	\$113,060	\$116,452
County Collection Fee	<u>\$4,181</u>	<u>\$4,238</u>	<u>\$4,365</u>
TOTAL ADMINISTRATION	\$128,563	\$132,352	\$136,322
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$466,016	\$479,928	\$494,326
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$28,092)	(\$28,862)	(\$29,728)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$18,409)	(\$18,961)	(\$19,530)
Storm Drain Fund - 101	<u>(\$1,453)</u>	<u>(\$1,497)</u>	<u>(\$1,542)</u>
TOTAL ADJUSTMENTS	(\$47,955)	(\$49,321)	(\$50,800)
Balance to Levy	\$418,061	\$430,607	\$443,525
Total Revenue at Maximum Rate	\$418,065	\$430,607	\$443,525
Variance above/(below) Maximum Revenue	(\$4)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	2,301	2,301	2,301
Total Parcels Levied	2,301	2,301	2,301
Total EDUs	2,878.02	2,878.02	2,878.02
Total EDUs Levied	2,878.02	2,878.02	2,878.02
Proposed Levy per EDU	\$145.26	\$149.62	\$154.11
Max Levy per EDU ⁴	\$145.26	\$149.62	\$154.11
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$661,850	\$637,067	\$611,390
Reserve Fund Adjustment	(28,092)	(28,862)	(29,728)
Interest (0.5%)	<u>3,309</u>	<u>3,185</u>	<u>3,057</u>
Projected Reserve Fund Balance at End of Year	\$637,067	\$611,390	\$584,718



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 4			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$24	\$25	\$26
Contracted Services - 5200	\$8,366	\$8,617	\$8,875
Materials - 5300	\$5	\$5	\$5
Capital Projects - 5600	<u>\$2</u>	<u>\$2</u>	<u>\$2</u>
TOTAL DIRECT	\$8,396	\$8,648	\$8,908
ADMINISTRATION COSTS ²			
Overhead - 5900	\$3.43	\$4	\$4
Internal Services - 5400	\$493	\$508	\$523
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$496	\$511	\$527
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$8,893	\$9,159	\$9,434
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$253)	\$0	\$0
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$253)	\$0	\$0
Balance to Levy	\$8,640	\$8,899	\$8,899
Total Revenue at Maximum Rate	\$20,918	\$21,545	\$22,192
Variance above/(below) Maximum Revenue	(\$12,278)	(\$12,646)	(\$13,292)
DISTRICT STATISTICS			
Total Parcels	144	144	144
Total Parcels Levied	144	144	144
Total EDUs	144.00	144.00	144.00
Total EDUs Levied	144.00	144.00	144.00
Proposed Levy per EDU	\$60.00	\$61.80	\$61.80
Max Levy per EDU ⁴	\$145.26	\$149.62	\$154.11
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$9,372	\$9,166	\$9,212
Reserve Fund Adjustment	(\$253)	\$0	\$0
Interest (0.5%)	<u>\$47</u>	<u>\$46</u>	<u>\$46</u>
Projected Reserve Fund Balance at End of Year	\$9,166	\$9,212	\$9,258



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 5			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$0	\$0	\$0
Contracted Services - 5200	\$903	\$930	\$958
Materials - 5300	\$0	\$0	\$0
Capital Projects - 5600	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL DIRECT	\$903	\$930	\$958
ADMINISTRATION COSTS ²			
Overhead - 5900	\$0	\$0	\$0
Internal Services - 5400	\$0	\$0	\$0
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$0	\$0	\$0
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$903	\$930	\$958
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$903)	(\$930)	(\$958)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$903)	(\$930)	(\$958)
Balance to Levy	\$0	\$0	\$0
Total Revenue at Maximum Rate	\$10,023	\$10,324	\$10,633
Variance above/(below) Maximum Revenue	(\$10,023)	(\$10,324)	(\$10,633)
DISTRICT STATISTICS			
Total Parcels	69	69	69
Total Parcels Levied	69	69	69
Total EDUs	69.00	69.00	69.00
Total EDUs Levied	69.00	69.00	69.00
Proposed Levy per EDU	\$0.00	\$0.00	\$0.00
Max Levy per EDU ⁴	\$145.26	\$149.62	\$154.11
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$22,755	\$23,771	\$22,960
Reserve Fund Adjustment	\$903	(\$930)	(\$958)
Interest (0.5%)	<u>\$114</u>	<u>\$119</u>	<u>\$115</u>
Projected Reserve Fund Balance at End of Year	\$23,771	\$22,960	\$22,118



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 6			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$0	\$0	\$0
Contracted Services - 5200	\$1,581	\$1,628	\$1,677
Materials - 5300	\$0	\$0	\$0
Capital Projects - 5600	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL DIRECT	\$1,581	\$1,628	\$1,677
ADMINISTRATION COSTS ²			
Overhead - 5900	\$0	\$0	\$0
Internal Services - 5400	\$318	\$328	\$337
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$318	\$328	\$337
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$1,899	\$1,956	\$2,014
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$1,899)	(\$1,956)	(\$2,014)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$1,899)	(\$1,956)	(\$2,014)
Balance to Levy	\$0	\$0	\$0
Total Revenue at Maximum Rate	\$6,537	\$6,733	\$6,935
Variance above/(below) Maximum Revenue	(\$6,537)	(\$6,733)	(\$6,935)
DISTRICT STATISTICS			
Total Parcels	45	45	45
Total Parcels Levied	45	45	45
Total EDUs	45.00	45.00	45.00
Total EDUs Levied	45.00	45.00	45.00
Proposed Levy per EDU	\$0.00	\$0.00	\$0.00
Max Levy per EDU ⁴	\$145.26	\$149.62	\$154.11
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$14,581	\$12,755	\$10,863
Reserve Fund Adjustment	(\$1,899)	(\$1,956)	(\$2,014)
Interest (0.5%)	<u>\$73</u>	<u>\$64</u>	<u>\$54</u>
Projected Reserve Fund Balance at End of Year	\$12,755	\$10,863	\$8,903



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 7			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$101,365	\$104,405	\$107,538
Contracted Services - 5200	\$76,839	\$79,144	\$81,518
Materials - 5300	\$50,536	\$52,053	\$53,614
Capital Projects - 5600	<u>\$6,620</u>	<u>\$6,819</u>	<u>\$7,023</u>
TOTAL DIRECT	\$235,360	\$242,421	\$249,693
ADMINISTRATION COSTS ²			
Overhead - 5900	\$12,090.96	\$12,454	\$12,827
Internal Services - 5400	\$59,391	\$61,173	\$63,008
County Collection Fee	<u>\$2,305</u>	<u>\$2,305</u>	<u>\$2,305</u>
TOTAL ADMINISTRATION	\$73,787	\$75,931	\$78,140
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$309,147	\$318,352	\$327,833
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$64,726)	(\$66,590)	(\$68,518)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$12,113)	(\$12,477)	(\$12,851)
Storm Drain Fund - 101	<u>(\$1,807)</u>	<u>(\$1,861)</u>	<u>(\$1,917)</u>
TOTAL ADJUSTMENTS	(\$78,647)	(\$80,928)	(\$83,286)
Balance to Levy	\$230,500	\$237,424	\$244,547
Total Revenue at Maximum Rate	\$230,509	\$237,424	\$244,547
Variance above/(below) Maximum Revenue	(\$9)	(\$0)	\$0
DISTRICT STATISTICS			
Total Parcels	1,172	1,172	1,172
Total Parcels Levied	1,172	1,172	1,172
Total EDUs	1,273.34	1,273.34	1,273.34
Total EDUs Levied	1,273.34	1,273.34	1,273.34
Proposed Levy per EDU	\$181.02	\$186.45	\$192.05
Max Levy per EDU ⁴	\$181.03	\$186.46	\$192.05
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$438,211	\$375,676	\$310,964
Reserve Fund Adjustment	(\$64,726)	(\$66,590)	(\$68,518)
Interest (0.5%)	<u>\$2,191</u>	<u>\$1,878</u>	<u>\$1,555</u>
Projected Reserve Fund Balance at End of Year	\$375,676	\$310,964	\$244,001



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 8			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$54,919	\$56,567	\$58,264
Contracted Services - 5200	\$23,319	\$24,018	\$24,739
Materials - 5300	\$10,345	\$10,655	\$10,975
Capital Projects - 5600	<u>\$3,587</u>	<u>\$3,694</u>	<u>\$3,805</u>
TOTAL DIRECT	\$92,170	\$94,935	\$97,783
ADMINISTRATION COSTS ²			
Overhead - 5900	\$7,402.98	\$7,625	\$7,854
Internal Services - 5400	\$6,784	\$6,988	\$7,197
County Collection Fee	<u>\$396</u>	<u>\$396</u>	<u>\$396</u>
TOTAL ADMINISTRATION	\$14,583	\$15,009	\$15,447
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$106,753	\$109,944	\$113,230
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$62,409)	(\$64,267)	(\$66,183)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$2,618)	(\$2,696)	(\$2,777)
Storm Drain Fund - 101	<u>(\$2,084)</u>	<u>(\$2,146)</u>	<u>(\$2,210)</u>
TOTAL ADJUSTMENTS	(\$67,110)	(\$69,110)	(\$71,171)
Balance to Levy	\$39,643	\$40,834	\$42,059
Total Revenue at Maximum Rate	\$39,645	\$40,834	\$42,059
Variance above/(below) Maximum Revenue	(\$2)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	219	219	219
Total Parcels Levied	219	219	219
Total EDUs	219.00	219.00	219.00
Total EDUs Levied	219.00	219.00	219.00
Proposed Levy per EDU	\$181.02	\$186.45	\$192.05
Max Levy per EDU ⁴	\$181.03	\$186.46	\$192.05
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	(\$109,669)	(\$172,078)	(\$236,345)
Reserve Fund Adjustment	(\$62,409)	(\$64,267)	(\$66,183)
Interest (0.5%)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	(\$172,078)	(\$236,345)	(\$302,528)



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 9			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$173,423	\$178,625	\$183,984
Contracted Services - 5200	\$120,630	\$124,248	\$127,976
Materials - 5300	\$32,667	\$33,647	\$34,656
Capital Projects - 5600	<u>\$11,327</u>	<u>\$11,666</u>	<u>\$12,016</u>
TOTAL DIRECT	\$338,045	\$348,187	\$358,632
ADMINISTRATION COSTS ²			
Overhead - 5900	\$20,667.05	\$21,287	\$21,926
Internal Services - 5400	\$39,172	\$40,347	\$41,558
County Collection Fee	<u>\$3,963</u>	<u>\$3,963</u>	<u>\$3,963</u>
TOTAL ADMINISTRATION	\$63,803	\$65,598	\$67,447
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$401,848	\$413,785	\$426,079
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$15,264	\$15,861	\$16,456
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$16,945)	(\$17,453)	(\$17,976)
Storm Drain Fund - 101	<u>(\$3,817)</u>	<u>(\$3,932)</u>	<u>(\$4,050)</u>
TOTAL ADJUSTMENTS	(\$5,498)	(\$5,524)	(\$5,571)
Balance to Levy	\$396,350	\$408,261	\$420,508
Total Revenue at Maximum Rate	\$396,370	\$408,261	\$420,508
Variance above/(below) Maximum Revenue	(\$20)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	2,368	2,368	2,368
Total Parcels Levied	2,368	2,368	2,368
Total EDUs	2,441.78	2,441.78	2,441.78
Total EDUs Levied	2,441.78	2,441.78	2,441.78
Proposed Levy per EDU	\$162.32	\$167.19	\$172.21
Max Levy per EDU ⁴	\$162.33	\$167.20	\$172.21
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$4,717	\$20,004	\$35,965
Reserve Fund Adjustment	\$15,264	\$15,861	\$16,456
Interest (0.5%)	<u>\$24</u>	<u>\$100</u>	<u>\$180</u>
Projected Reserve Fund Balance at End of Year	\$20,004	\$35,965	\$52,600



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 10			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$195,443	\$201,306	\$207,345
Contracted Services - 5200	\$67,112	\$69,125	\$71,199
Materials - 5300	\$22,839	\$23,524	\$24,230
Capital Projects - 5600	<u>\$12,765</u>	<u>\$13,148</u>	<u>\$13,542</u>
TOTAL DIRECT	\$298,158	\$307,103	\$316,316
ADMINISTRATION COSTS ²			
Overhead - 5900	\$26,809.57	\$27,614	\$28,442
Internal Services - 5400	\$61,412	\$63,254	\$65,152
County Collection Fee	<u>\$948</u>	<u>\$948</u>	<u>\$948</u>
TOTAL ADMINISTRATION	\$89,170	\$91,816	\$94,542
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$387,327	\$398,919	\$410,858
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$154,956)	(\$159,582)	(\$164,341)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$10,391)	(\$10,702)	(\$11,024)
Storm Drain Fund - 101	<u>(\$7,927)</u>	<u>(8,165)</u>	<u>(8,409)</u>
TOTAL ADJUSTMENTS	(\$173,274)	(\$178,449)	(\$183,774)
Balance to Levy	\$214,054	\$220,469	\$227,083
Total Revenue at Maximum Rate	\$214,048	\$220,469	\$227,083
Variance above/(below) Maximum Revenue	\$6	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	316	316	316
Total Parcels Levied	316	316	316
Total EDUs	2,214.96	2,214.96	2,214.96
Total EDUs Levied	2,214.96	2,214.96	2,214.96
Proposed Levy per EDU	\$96.64	\$99.54	\$102.53
Max Levy per EDU ⁴	\$96.64	\$99.54	\$102.52
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$249,266	\$95,556	(\$63,548)
Reserve Fund Adjustment	(\$154,956)	(\$159,582)	(\$164,341)
Interest (0.5%)	<u>\$1,246</u>	<u>\$478</u>	<u>(\$318)</u>
Projected Reserve Fund Balance at End of Year	\$95,556	(\$63,548)	(\$228,208)



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 11			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$1,843	\$1,899	\$1,956
Contracted Services - 5200	\$831	\$856	\$881
Materials - 5300	\$347	\$358	\$368
Capital Projects - 5600	<u>\$120</u>	<u>\$124</u>	<u>\$128</u>
TOTAL DIRECT	\$3,142	\$3,236	\$3,333
ADMINISTRATION COSTS ²			
Overhead - 5900	\$262	\$270	\$278
Internal Services - 5400	\$227	\$234	\$241
County Collection Fee	<u>\$3</u>	<u>\$3</u>	<u>\$3</u>
TOTAL ADMINISTRATION	\$492	\$506	\$522
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$3,633	\$3,742	\$3,855
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$1,447)	(\$1,490)	(\$1,535)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$432)	(\$445)	(\$459)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$1,879)	(\$1,936)	(\$1,994)
Balance to Levy	\$1,754	\$1,807	\$1,861
Total Revenue at Maximum Rate	\$1,754	\$1,807	\$1,861
Variance above/(below) Maximum Revenue	\$0	(\$0)	(\$0)
DISTRICT STATISTICS			
Total Parcels	1	1	1
Total Parcels Levied	1	1	1
Total EDUs	18.15	18.15	18.15
Total EDUs Levied	18.15	18.15	18.15
Proposed Levy per EDU	\$96.64	\$99.54	\$102.53
Max Levy per EDU ⁴	\$96.64	\$99.54	\$102.52
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$991	(\$456)	(\$1,949)
Reserve Fund Adjustment	(\$1,447)	(\$1,490)	(\$1,535)
Interest (0.5%)	<u>\$0</u>	<u>(\$2)</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	(\$456)	(\$1,949)	(\$3,484)



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 12			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$20,197	\$20,803	\$21,427
Contracted Services - 5200	\$24,762	\$25,505	\$26,270
Materials - 5300	\$19,405	\$19,988	\$20,587
Capital Projects - 5600	<u>\$1,319</u>	<u>\$1,359</u>	<u>\$1,399</u>
TOTAL DIRECT	\$65,683	\$67,654	\$69,684
ADMINISTRATION COSTS ²			
Overhead - 5900	\$2,562.10	\$2,639	\$2,718
Internal Services - 5400	\$25,956	\$26,735	\$27,537
County Collection Fee	<u>\$306</u>	<u>\$306</u>	<u>\$306</u>
TOTAL ADMINISTRATION	\$28,824	\$29,680	\$30,561
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$94,508	\$97,334	\$100,244
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$19,612)	(\$20,192)	(\$20,788)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$4,737)	(\$4,880)	(\$5,026)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$24,350)	(\$25,071)	(\$25,814)
Balance to Levy	\$70,158	\$72,262	\$74,430
Total Revenue at Maximum Rate	\$140,482	\$144,696	\$149,037
Variance above/(below) Maximum Revenue	(\$70,324)	(\$72,434)	(\$74,607)
DISTRICT STATISTICS			
Total Parcels	102	102	102
Total Parcels Levied	102	102	102
Total EDUs	1,016.19	1,016.19	1,016.19
Total EDUs Levied	1,016.19	1,016.19	1,016.19
Proposed Levy per EDU	\$69.04	\$71.11	\$73.24
Max Levy per EDU ⁴	\$138.24	\$142.39	\$146.66
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$268,362	\$250,091	\$231,150
Reserve Fund Adjustment	(\$19,612)	(\$20,192)	(\$20,788)
Interest (0.5%)	<u>\$1,342</u>	<u>\$1,250</u>	<u>\$1,156</u>
Projected Reserve Fund Balance at End of Year	\$250,091	\$231,150	\$211,518



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 13			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$23,559	\$24,266	\$24,994
Contracted Services - 5200	\$29,353	\$30,233	\$31,140
Materials - 5300	\$6,438	\$6,631	\$6,830
Capital Projects - 5600	<u>\$1,539</u>	<u>\$1,585</u>	<u>\$1,632</u>
TOTAL DIRECT	\$60,888	\$62,715	\$64,596
ADMINISTRATION COSTS ²			
Overhead - 5900	\$2,091.54	\$2,154	\$2,219
Internal Services - 5400	\$23,811	\$24,525	\$25,261
County Collection Fee	<u>\$1,254</u>	<u>\$1,254</u>	<u>\$1,254</u>
TOTAL ADMINISTRATION	\$27,157	\$27,934	\$28,734
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$88,045	\$90,649	\$93,330
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$42,554	\$43,869	\$45,223
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$1,127)	(\$1,161)	(\$1,196)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$41,426	\$42,708	\$44,027
Balance to Levy	\$129,471	\$133,357	\$137,358
Total Revenue at Maximum Rate	\$129,473	\$133,357	\$137,358
Variance above/(below) Maximum Revenue	(\$2)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	418	418	418
Total Parcels Levied	418	418	418
Total EDUs	418.00	418.00	418.00
Total EDUs Levied	418.00	418.00	418.00
Proposed Levy per EDU	\$309.74	\$319.04	\$328.61
Max Levy per EDU ⁴	\$309.74	\$319.04	\$328.61
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$515,696	\$560,828	\$607,502
Reserve Fund Adjustment	\$42,554	\$43,869	\$45,223
Interest (0.5%)	<u>\$2,578</u>	<u>\$2,804</u>	<u>\$3,038</u>
Projected Reserve Fund Balance at End of Year	\$560,828	\$607,502	\$655,763



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 14			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$17,201	\$17,717	\$18,249
Contracted Services - 5200	\$28,666	\$29,526	\$30,412
Materials - 5300	\$3,240	\$3,337	\$3,437
Capital Projects - 5600	<u>\$1,123</u>	<u>\$1,157</u>	<u>\$1,192</u>
TOTAL DIRECT	\$50,231	\$51,738	\$53,290
ADMINISTRATION COSTS ²			
Overhead - 5900	\$1,812.63	\$1,867	\$1,923
Internal Services - 5400	\$16,954	\$17,463	\$17,986
County Collection Fee	<u>\$630</u>	<u>\$630</u>	<u>\$630</u>
TOTAL ADMINISTRATION	\$19,397	\$19,960	\$20,540
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$69,628	\$71,698	\$73,830
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$6,218)	(\$6,380)	(\$6,553)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$369)	(\$380)	(\$392)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$6,587)	(\$6,761)	(\$6,945)
Balance to Levy	\$63,040	\$64,937	\$66,885
Total Revenue at Maximum Rate	\$63,046	\$64,937	\$66,885
Variance above/(below) Maximum Revenue	(\$5)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	368	368	368
Total Parcels Levied	368	368	368
Total EDUs	371.00	371.00	371.00
Total EDUs Levied	371.00	371.00	371.00
Proposed Levy per EDU	\$169.92	\$175.02	\$180.29
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$85,322	\$79,530	\$73,547
Reserve Fund Adjustment	(\$6,218)	(\$6,380)	(\$6,553)
Interest (0.5%)	<u>\$427</u>	<u>\$398</u>	<u>\$368</u>
Projected Reserve Fund Balance at End of Year	\$79,530	\$73,547	\$67,362



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 15			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$69,787	\$71,881	\$74,037
Contracted Services - 5200	\$57,934	\$59,672	\$61,463
Materials - 5300	\$15,145	\$15,600	\$16,068
Capital Projects - 5600	<u>\$4,558</u>	<u>\$4,695</u>	<u>\$4,836</u>
TOTAL DIRECT	\$147,425	\$151,848	\$156,403
ADMINISTRATION COSTS ²			
Overhead - 5900	\$7,505.23	\$7,730	\$7,962
Internal Services - 5400	\$92,476	\$95,250	\$98,108
County Collection Fee	<u>\$2,406</u>	<u>\$2,406</u>	<u>\$2,406</u>
TOTAL ADMINISTRATION	\$102,387	\$105,387	\$108,476
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$249,812	\$257,234	\$264,879
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$5,845)	(\$5,927)	(\$6,033)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$3,364)	(\$3,465)	(\$3,569)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$9,209)	(\$9,392)	(\$9,602)
Balance to Levy	\$240,603	\$247,842	\$255,278
Total Revenue at Maximum Rate	\$240,624	\$247,842	\$255,278
Variance above/(below) Maximum Revenue	(\$20)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	1,187	1,187	1,187
Total Parcels Levied	1,187	1,187	1,187
Total EDUs	1,415.98	1,415.98	1,415.98
Total EDUs Levied	1,415.98	1,415.98	1,415.98
Proposed Levy per EDU	\$169.92	\$175.02	\$180.29
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$234,189	\$229,515	\$224,735
Reserve Fund Adjustment	(\$5,845)	(\$5,927)	(\$6,033)
Interest (0.5%)	<u>\$1,171</u>	<u>\$1,148</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$229,515	\$224,735	\$218,703



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 16			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$10,972	\$11,301	\$11,640
Contracted Services - 5200	\$16,689	\$17,189	\$17,705
Materials - 5300	\$4,067	\$4,189	\$4,314
Capital Projects - 5600	<u>\$717</u>	<u>\$738</u>	<u>\$760</u>
TOTAL DIRECT	\$32,444	\$33,417	\$34,420
ADMINISTRATION COSTS ²			
Overhead - 5900	\$1,030.94	\$1,062	\$1,094
Internal Services - 5400	\$15,557	\$16,024	\$16,504
County Collection Fee	<u>\$527</u>	<u>\$527</u>	<u>\$527</u>
TOTAL ADMINISTRATION	\$17,115	\$17,612	\$18,125
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$49,559	\$51,030	\$52,545
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$3,116	\$3,230	\$3,343
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$3,116	\$3,230	\$3,343
Balance to Levy	\$52,675	\$54,260	\$55,888
Total Revenue at Maximum Rate	\$52,680	\$54,260	\$55,888
Variance above/(below) Maximum Revenue	(\$4)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	310	310	310
Total Parcels Levied	310	310	310
Total EDUs	310.00	310.00	310.00
Total EDUs Levied	310.00	310.00	310.00
Proposed Levy per EDU	\$169.92	\$175.02	\$180.29
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$151,235	\$155,108	\$159,114
Reserve Fund Adjustment	\$3,116	\$3,230	\$3,343
Interest (0.5%)	<u>\$756</u>	<u>\$776</u>	<u>\$796</u>
Projected Reserve Fund Balance at End of Year	\$155,108	\$159,114	\$163,253



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 17			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$54,194	\$55,820	\$57,494
Contracted Services - 5200	\$75,171	\$77,426	\$79,749
Materials - 5300	\$59,853	\$61,649	\$63,498
Capital Projects - 5600	<u>\$3,539</u>	<u>\$3,646</u>	<u>\$3,755</u>
TOTAL DIRECT	\$192,757	\$198,540	\$204,496
ADMINISTRATION COSTS ²			
Overhead - 5900	\$4,673.69	\$4,814	\$4,958
Internal Services - 5400	\$50,101	\$51,604	\$53,152
County Collection Fee	<u>\$3,023</u>	<u>\$3,023</u>	<u>\$3,023</u>
TOTAL ADMINISTRATION	\$57,798	\$59,441	\$61,133
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$250,555	\$257,981	\$265,630
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$61,763	\$63,720	\$65,723
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$10,021)	(\$10,322)	(\$10,631)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$51,742	\$53,398	\$55,091
Balance to Levy	\$302,297	\$311,379	\$320,721
Total Revenue at Maximum Rate	\$302,310	\$311,379	\$320,721
Variance above/(below) Maximum Revenue	(\$13)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	1,129	1,129	1,129
Total Parcels Levied	1,129	1,129	1,129
Total EDUs	1,542.96	1,542.96	1,542.96
Total EDUs Levied	1,542.96	1,542.96	1,542.96
Proposed Levy per EDU	\$195.92	\$201.80	\$207.85
Max Levy per EDU ⁴	\$195.93	\$201.81	\$207.86
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$953,264	\$1,019,794	\$1,088,613
Reserve Fund Adjustment	\$61,763	\$63,720	\$65,723
Interest (0.5%)	<u>\$4,766</u>	<u>\$5,099</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$1,019,794	\$1,088,613	\$1,154,336



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 18			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$28,415	\$29,267	\$30,145
Contracted Services - 5200	\$34,907	\$35,954	\$37,033
Materials - 5300	\$7,352	\$7,573	\$7,800
Capital Projects - 5600	<u>\$1,856</u>	<u>\$1,912</u>	<u>\$1,969</u>
TOTAL DIRECT	\$72,530	\$74,706	\$76,947
ADMINISTRATION COSTS ²			
Overhead - 5900	\$2,852.38	\$2,938	\$3,026
Internal Services - 5400	\$26,379	\$27,170	\$27,985
County Collection Fee	<u>\$1,183</u>	<u>\$1,183</u>	<u>\$1,183</u>
TOTAL ADMINISTRATION	\$30,414	\$31,291	\$32,195
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$102,944	\$105,997	\$109,142
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$21,235	\$21,907	\$22,599
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$5,883)	(\$6,060)	(\$6,242)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$15,351	\$15,847	\$16,358
Balance to Levy	\$118,296	\$121,844	\$125,499
Total Revenue at Maximum Rate	\$118,295	\$121,844	\$125,499
Variance above/(below) Maximum Revenue	\$1	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	968	968	968
Total Parcels Levied	968	968	968
Total EDUs	977.65	977.65	977.65
Total EDUs Levied	977.65	977.65	977.65
Proposed Levy per EDU	\$121.00	\$124.63	\$128.37
Max Levy per EDU ⁴	\$121.00	\$124.63	\$128.37
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$253,830	\$276,334	\$299,623
Reserve Fund Adjustment	\$21,235	\$21,907	\$22,599
Interest (0.5%)	<u>\$1,269</u>	<u>\$1,382</u>	<u>\$1,498</u>
Projected Reserve Fund Balance at End of Year	\$276,334	\$299,623	\$323,720



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 19			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$23,276	\$23,974	\$24,693
Contracted Services - 5200	\$47,501	\$48,926	\$50,394
Materials - 5300	\$6,384	\$6,576	\$6,773
Capital Projects - 5600	<u>\$1,520</u>	<u>\$1,566</u>	<u>\$1,613</u>
TOTAL DIRECT	\$78,682	\$81,042	\$83,473
ADMINISTRATION COSTS ²			
Overhead - 5900	\$1,787.81	\$1,841	\$1,897
Internal Services - 5400	\$30,979	\$31,908	\$32,866
County Collection Fee	<u>\$1,518</u>	<u>\$1,518</u>	<u>\$1,518</u>
TOTAL ADMINISTRATION	\$34,285	\$35,268	\$36,280
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$112,967	\$116,310	\$119,754
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$53,179	\$54,822	\$56,512
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$997)	(\$1,027)	(\$1,058)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$52,182	\$53,795	\$55,454
Balance to Levy	\$165,148	\$170,105	\$175,208
Total Revenue at Maximum Rate	\$165,150	\$170,105	\$175,208
Variance above/(below) Maximum Revenue	(\$2)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	506	506	506
Total Parcels Levied	506	506	506
Total EDUs	743.51	743.51	743.51
Total EDUs Levied	743.51	743.51	743.51
Proposed Levy per EDU	\$222.12	\$228.79	\$235.67
Max Levy per EDU ⁴	\$222.12	\$228.79	\$235.65
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$697,259	\$753,924	\$812,515
Reserve Fund Adjustment	\$53,179	\$54,822	\$56,512
Interest (0.5%)	<u>\$3,486</u>	<u>\$3,770</u>	<u>\$4,063</u>
Projected Reserve Fund Balance at End of Year	\$753,924	\$812,515	\$873,090



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 20			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$1,861	\$1,916	\$1,974
Contracted Services - 5200	\$7,663	\$7,893	\$8,129
Materials - 5300	\$2,350	\$2,421	\$2,494
Capital Projects - 5600	<u>\$122</u>	<u>\$125</u>	<u>\$129</u>
TOTAL DIRECT	\$11,995	\$12,355	\$12,726
ADMINISTRATION COSTS ²			
Overhead - 5900	\$120	\$123	\$127
Internal Services - 5400	\$6,295	\$6,484	\$6,678
County Collection Fee	<u>\$144</u>	<u>\$144</u>	<u>\$144</u>
TOTAL ADMINISTRATION	\$6,559	\$6,751	\$6,949
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$18,554	\$19,106	\$19,675
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$1,080)	\$0	\$0
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$18)	(\$19)	(\$20)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$1,098)	(\$19)	(\$20)
Balance to Levy	\$17,456	\$17,980	\$18,519
Total Revenue at Maximum Rate	\$38,774	\$39,937	\$41,135
Variance above/(below) Maximum Revenue	(\$21,318)	(\$21,957)	(\$22,616)
DISTRICT STATISTICS			
Total Parcels	168	168	168
Total Parcels Levied	168	168	168
Total EDUs	174.56	174.56	174.56
Total EDUs Levied	174.56	174.56	174.56
Proposed Levy per EDU	\$100.00	\$103.00	\$106.09
Max Levy per EDU ⁴	\$222.12	\$228.79	\$235.65
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$166,175	\$165,926	\$166,755
Reserve Fund Adjustment	(\$1,080)	\$0	\$0
Interest (0.5%)	<u>\$831</u>	<u>\$830</u>	<u>\$834</u>
Projected Reserve Fund Balance at End of Year	\$165,926	\$166,755	\$167,589



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 21			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$18,995	\$19,565	\$20,152
Contracted Services - 5200	\$12,803	\$13,187	\$13,583
Materials - 5300	\$8,578	\$8,835	\$9,100
Capital Projects - 5600	<u>\$1,241</u>	<u>\$1,278</u>	<u>\$1,316</u>
TOTAL DIRECT	\$41,617	\$42,865	\$44,151
ADMINISTRATION COSTS ²			
Overhead - 5900	\$2,038.24	\$2,099	\$2,162
Internal Services - 5400	\$25,886	\$26,663	\$27,462
County Collection Fee	<u>\$659</u>	<u>\$659</u>	<u>\$659</u>
TOTAL ADMINISTRATION	\$28,584	\$29,421	\$30,284
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$70,200	\$72,287	\$74,435
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$4,271)	(\$4,374)	(\$4,485)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$4,271)	(\$4,374)	(\$4,485)
Balance to Levy	\$65,929	\$67,913	\$69,950
Total Revenue at Maximum Rate	\$65,935	\$67,913	\$69,950
Variance above/(below) Maximum Revenue	(\$6)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	388	388	388
Total Parcels Levied	388	388	388
Total EDUs	388.00	388.00	388.00
Total EDUs Levied	388.00	388.00	388.00
Proposed Levy per EDU\	\$169.92	\$175.02	\$180.27
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$107,517	\$103,783	\$99,928
Reserve Fund Adjustment	(\$4,271)	(\$4,374)	(\$4,485)
Interest (0.5%)	<u>\$538</u>	<u>\$519</u>	<u>\$500</u>
Projected Reserve Fund Balance at End of Year	\$103,783	\$99,928	\$95,943



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 22			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$5,739	\$5,912	\$6,089
Contracted Services - 5200	\$8,613	\$8,871	\$9,137
Materials - 5300	\$3,581	\$3,689	\$3,799
Capital Projects - 5600	<u>\$375</u>	<u>\$386</u>	<u>\$398</u>
TOTAL DIRECT	\$18,308	\$18,857	\$19,423
ADMINISTRATION COSTS ²			
Overhead - 5900	\$451.52	\$465	\$479
Internal Services - 5400	\$4,028	\$4,149	\$4,273
County Collection Fee	<u>\$364</u>	<u>\$364</u>	<u>\$364</u>
TOTAL ADMINISTRATION	\$4,843	\$4,978	\$5,116
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$23,151	\$23,835	\$24,539
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$13,602	\$14,024	\$14,455
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$390)	(\$402)	(\$414)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$13,212	\$13,622	\$14,042
Balance to Levy	\$36,363	\$37,457	\$38,581
Total Revenue at Maximum Rate	\$36,366	\$37,457	\$38,581
Variance above/(below) Maximum Revenue	(\$3)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	214	214	214
Total Parcels Levied	214	214	214
Total EDUs	214.00	214.00	214.00
Total EDUs Levied	214.00	214.00	214.00
Proposed Levy per EDU	\$169.92	\$175.03	\$180.28
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$98,022	\$112,114	\$126,698
Reserve Fund Adjustment	\$13,602	\$14,024	\$14,455
Interest (0.5%)	<u>\$490</u>	<u>\$561</u>	<u>\$633</u>
Projected Reserve Fund Balance at End of Year	\$112,114	\$126,698	\$141,787



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 23			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$4,713	\$4,854	\$5,000
Contracted Services - 5200	\$19,316	\$19,896	\$20,493
Materials - 5300	\$2,888	\$2,974	\$3,064
Capital Projects - 5600	<u>\$308</u>	<u>\$317</u>	<u>\$327</u>
TOTAL DIRECT	\$27,225	\$28,041	\$28,883
ADMINISTRATION COSTS ²			
Overhead - 5900	<u>\$52</u>	\$54	\$56
Internal Services - 5400	\$5,311	\$5,470	\$5,634
County Collection Fee	<u>\$617</u>	<u>\$617</u>	<u>\$617</u>
TOTAL ADMINISTRATION	\$5,980	\$6,141	\$6,307
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$33,205	\$34,182	\$35,189
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$29,582	\$30,493	\$31,426
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$1,105)	(\$1,139)	(\$1,173)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$28,476	\$29,354	\$30,253
Balance to Levy	\$61,681	\$63,537	\$65,443
Total Revenue at Maximum Rate	\$61,686	\$63,537	\$65,443
Variance above/(below) Maximum Revenue	(\$5)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	363	363	363
Total Parcels Levied	363	363	363
Total EDUs	363.00	363.00	363.00
Total EDUs Levied	363.00	363.00	363.00
Proposed Levy per EDU	\$169.92	\$175.02	\$180.29
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$126,504	\$156,718	\$187,995
Reserve Fund Adjustment	\$29,582	\$30,493	\$31,426
Interest (0.5%)	<u>\$633</u>	<u>\$784</u>	<u>\$940</u>
Projected Reserve Fund Balance at End of Year	\$156,718	\$187,995	\$220,361



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 24			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$18,071	\$18,613	\$19,172
Contracted Services - 5200	\$15,526	\$15,991	\$16,471
Materials - 5300	\$5,404	\$5,566	\$5,733
Capital Projects - 5600	<u>\$1,180</u>	<u>\$1,216</u>	<u>\$1,252</u>
TOTAL DIRECT	\$40,181	\$41,387	\$42,628
ADMINISTRATION COSTS ²			
Overhead - 5900	\$1,876.01	\$1,932	\$1,990
Internal Services - 5400	\$15,000	\$15,450	\$15,914
County Collection Fee	<u>\$690</u>	<u>\$690</u>	<u>\$690</u>
TOTAL ADMINISTRATION	\$17,566	\$18,072	\$18,594
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$57,747	\$59,459	\$61,222
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$11,253	\$11,617	\$11,992
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$11,253	\$11,617	\$11,992
Balance to Levy	\$69,000	\$71,076	\$73,214
Total Revenue at Maximum Rate	\$101,941	\$104,999	\$108,149
Variance above/(below) Maximum Revenue	(\$32,941)	(\$33,923)	(\$34,934)
DISTRICT STATISTICS			
Total Parcels	600	600	600
Total Parcels Levied	600	600	600
Total EDUs	600.00	600.00	600.00
Total EDUs Levied	600.00	600.00	600.00
Proposed Levy per EDU	\$115.00	\$118.46	\$122.02
Max Levy per EDU ⁴	\$169.90	\$175.00	\$180.25
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$417,076	\$430,414	\$444,184
Reserve Fund Adjustment	\$11,253	\$11,617	\$11,992
Interest (0.5%)	<u>\$2,085</u>	<u>\$2,152</u>	<u>\$2,221</u>
Projected Reserve Fund Balance at End of Year	\$430,414	\$444,184	\$458,397



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 25			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$0	\$0	\$0
Contracted Services - 5200	\$0	\$0	\$0
Materials - 5300	\$0	\$0	\$0
Capital Projects - 5600	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL DIRECT	\$0	\$0	\$0
ADMINISTRATION COSTS ²			
Overhead - 5900	\$0	\$0	\$0
Internal Services - 5400	\$0	\$0	\$0
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$0	\$0	\$0
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$0	\$0	\$0
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$0	\$0	\$0
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$0	\$0	\$0
Balance to Levy	\$0	\$0	\$0
Total Revenue at Maximum Rate	\$0	\$0	\$0
Variance above/(below) Maximum Revenue	\$0	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	438	438	438
Total Parcels Levied	0	0	0
Total EDUs	438.00	438.00	438.00
Total EDUs Levied	0.00	0.00	0.00
Proposed Levy per EDU	\$0.00	\$0.00	\$0.00
Max Levy per EDU ⁴	\$0.00	\$0.00	\$0.00
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$0	\$0	\$0
Reserve Fund Adjustment	\$0	\$0	\$0
Interest (0.5%)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$0	\$0	\$0



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 26			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$115,873	\$119,349	\$122,930
Contracted Services - 5200	\$81,594	\$84,042	\$86,563
Materials - 5300	\$45,693	\$47,064	\$48,476
Capital Projects - 5600	<u>\$7,568</u>	<u>\$7,795</u>	<u>\$8,029</u>
TOTAL DIRECT	\$250,728	\$258,250	\$265,997
ADMINISTRATION COSTS ²			
Overhead - 5900	\$13,985.36	\$14,405	\$14,837
Internal Services - 5400	\$63,137	\$65,031	\$66,982
County Collection Fee	<u>\$2,471</u>	<u>\$2,471</u>	<u>\$2,471</u>
TOTAL ADMINISTRATION	\$79,593	\$81,907	\$84,290
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$330,321	\$340,157	\$350,287
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$78,715)	(\$80,989)	(\$83,344)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$2,108)	(\$2,171)	(\$2,236)
Storm Drain Fund - 101	<u>(\$2,390)</u>	<u>(\$2,462)</u>	<u>(\$2,536)</u>
TOTAL ADJUSTMENTS	(\$83,213)	(\$85,622)	(\$88,116)
Balance to Levy	\$247,108	\$254,535	\$262,171
Total Revenue at Maximum Rate	\$247,122	\$254,535	\$262,171
Variance above/(below) Maximum Revenue	(\$13)	(\$0)	\$0
DISTRICT STATISTICS			
Total Parcels	1,130	1,130	1,130
Total Parcels Levied	1,130	1,130	1,130
Total EDUs	1,130.00	1,130.00	1,130.00
Total EDUs Levied	1,130.00	1,130.00	1,130.00
Proposed Levy per EDU	\$218.68	\$225.25	\$232.01
Max Levy per EDU ⁴	\$218.69	\$225.25	\$232.01
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$565,510	\$486,795	\$405,807
Reserve Fund Adjustment	(\$78,715)	(\$80,989)	(\$83,344)
Interest (0.5%)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$486,795	\$405,807	\$322,462



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 27			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$1,547	\$1,593	\$1,641
Contracted Services - 5200	\$4,485	\$4,620	\$4,759
Materials - 5300	\$2,291	\$2,360	\$2,431
Capital Projects - 5600	<u>\$101</u>	<u>\$104</u>	<u>\$107</u>
TOTAL DIRECT	\$8,425	\$8,678	\$8,938
ADMINISTRATION COSTS ²			
Overhead - 5900	\$63.19	\$65	\$67
Internal Services - 5400	\$1,395	\$1,437	\$1,480
County Collection Fee	<u>\$156</u>	<u>\$156</u>	<u>\$156</u>
TOTAL ADMINISTRATION	\$1,614	\$1,658	\$1,703
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$10,039	\$10,336	\$10,641
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$5,562	\$5,733	\$5,910
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$5,562	\$5,733	\$5,910
Balance to Levy	\$15,601	\$16,069	\$16,551
Total Revenue at Maximum Rate	\$88,369	\$91,020	\$93,751
Variance above/(below) Maximum Revenue	(\$72,769)	(\$74,952)	(\$77,200)
DISTRICT STATISTICS			
Total Parcels	75	75	75
Total Parcels Levied	75	75	75
Total EDUs	520.02	520.02	520.02
Total EDUs Levied	520.02	520.02	520.02
Proposed Levy per EDU	\$30.00	\$30.90	\$31.83
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$74,872	\$80,808	\$86,946
Reserve Fund Adjustment	\$5,562	\$5,733	\$5,910
Interest (0.5%)	<u>\$374</u>	<u>\$404</u>	<u>\$435</u>
Projected Reserve Fund Balance at End of Year	\$80,808	\$86,946	\$93,290



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 28			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$10,306	\$10,615	\$10,933
Contracted Services - 5200	\$24,621	\$25,360	\$26,121
Materials - 5300	\$30,250	\$31,158	\$32,092
Capital Projects - 5600	<u>\$673</u>	<u>\$693</u>	<u>\$714</u>
TOTAL DIRECT	\$65,851	\$67,826	\$69,861
ADMINISTRATION COSTS ²			
Overhead - 5900	\$528.60	\$544	\$561
Internal Services - 5400	\$6,832	\$7,037	\$7,248
County Collection Fee	<u>\$935</u>	<u>\$935</u>	<u>\$935</u>
TOTAL ADMINISTRATION	\$8,295	\$8,516	\$8,743
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$74,146	\$76,342	\$78,604
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$19,310	\$19,926	\$20,552
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$19,310	\$19,926	\$20,552
Balance to Levy	\$93,456	\$96,268	\$99,156
Total Revenue at Maximum Rate	\$93,464	\$96,268	\$99,156
Variance above/(below) Maximum Revenue	(\$8)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	550	550	550
Total Parcels Levied	550	550	550
Total EDUs	550.00	550.00	550.00
Total EDUs Levied	550.00	550.00	550.00
Proposed Levy per EDU	\$169.92	\$175.02	\$180.29
Max Levy per EDU ⁴	\$169.93	\$175.03	\$180.28
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$391,685	\$412,953	\$434,944
Reserve Fund Adjustment	\$19,310	\$19,926	\$20,552
Interest (0.5%)	<u>\$1,958</u>	<u>\$2,065</u>	<u>\$2,175</u>
Projected Reserve Fund Balance at End of Year	\$412,953	\$434,944	\$457,670



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 29			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$30,855	\$31,781	\$32,734
Contracted Services - 5200	\$19,550	\$20,137	\$20,741
Materials - 5300	\$7,812	\$8,046	\$8,288
Capital Projects - 5600	<u>\$2,015</u>	<u>\$2,076</u>	<u>\$2,138</u>
TOTAL DIRECT	\$60,232	\$62,039	\$63,900
ADMINISTRATION COSTS ²			
Overhead - 5900	\$3,583.19	\$3,691	\$3,801
Internal Services - 5400	\$18,545	\$19,101	\$19,674
County Collection Fee	<u>\$799</u>	<u>\$799</u>	<u>\$799</u>
TOTAL ADMINISTRATION	\$22,927	\$23,591	\$24,275
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$83,159	\$85,630	\$88,175
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$1,746)	(\$1,775)	(\$1,804)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$1,537)	(\$1,583)	(\$1,630)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$3,283)	(\$3,358)	(\$3,435)
Balance to Levy	\$79,876	\$82,272	\$84,740
Total Revenue at Maximum Rate	\$79,876	\$82,272	\$84,740
Variance above/(below) Maximum Revenue	(\$0)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	496	496	496
Total Parcels Levied	496	496	496
Total EDUs	496.00	496.00	496.00
Total EDUs Levied	496.00	496.00	496.00
Proposed Levy per EDU	\$161.04	\$165.87	\$170.85
Max Levy per EDU ⁴	\$161.04	\$165.87	\$170.85
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$44,302	\$42,555	\$40,780
Reserve Fund Adjustment	(\$1,746)	(\$1,775)	(\$1,804)
Interest (0.5%)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$42,555	\$40,780	\$38,976



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 30			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS¹			
Personnel - 5100	\$9,918	\$10,216	\$10,522
Contracted Services - 5200	\$10,161	\$10,466	\$10,780
Materials - 5300	\$3,868	\$3,984	\$4,104
Capital Projects - 5600	<u>\$648</u>	<u>\$667</u>	<u>\$687</u>
TOTAL DIRECT	\$24,595	\$25,333	\$26,093
ADMINISTRATION COSTS²			
Overhead - 5900	\$910.36	\$938	\$966
Internal Services - 5400	\$16,556	\$17,053	\$17,564
County Collection Fee	<u>\$498</u>	<u>\$498</u>	<u>\$498</u>
TOTAL ADMINISTRATION	\$17,964	\$18,488	\$19,028
LEVY ADJUSTMENTS³			
TOTAL DIRECT AND ADMIN COSTS	\$42,560	\$43,821	\$45,121
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$13,528	\$13,949	\$14,383
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$730)	(\$752)	(\$774)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$12,798	\$13,198	\$13,608
Balance to Levy	\$55,358	\$57,019	\$58,730
Total Revenue at Maximum Rate	\$55,358	\$57,019	\$58,730
Variance above/(below) Maximum Revenue	(\$1)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	166	166	166
Total Parcels Levied	166	166	166
Total EDUs	166.00	166.00	166.00
Total EDUs Levied	166.00	166.00	166.00
Proposed Levy per EDU	\$333.48	\$343.49	\$353.80
Max Levy per EDU ⁴	\$333.48	\$343.49	\$353.79
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$242,912	\$257,654	\$272,892
Reserve Fund Adjustment	\$13,528	\$13,949	\$14,383
Interest (0.5%)	<u>\$1,215</u>	<u>\$1,288</u>	<u>\$1,364</u>
Projected Reserve Fund Balance at End of Year	\$257,654	\$272,892	\$288,639



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 31			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$0	\$0	\$0
Contracted Services - 5200	\$0	\$0	\$0
Materials - 5300	\$0	\$0	\$0
Capital Projects - 5600	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL DIRECT	\$0	\$0	\$0
ADMINISTRATION COSTS ²			
Overhead - 5900	\$0	\$0	\$0
LMD Administration	\$0	\$0	\$0
Internal Services - 5400	\$0	\$0	\$0
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$0	\$0	\$0
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$0	\$0	\$0
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$0	\$0	\$0
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$0	\$0	\$0
Balance to Levy	\$0	\$0	\$0
Total Revenue at Maximum Rate	\$6,251	\$6,439	\$6,632
Variance above/(below) Maximum Revenue	(\$6,251)	(\$6,439)	(\$6,632)
DISTRICT STATISTICS			
Total Parcels	1	1	1
Total Parcels Levied	0	0	0
Total EDUs	27.75	27.75	27.75
Total EDUs Levied	0.00	0.00	0.00
Proposed Levy per EDU	\$0.00	\$0.00	\$0.00
Max Levy per EDU ⁴	\$225.27	\$232.02	\$238.98
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$635	\$639	\$642
Reserve Fund Adjustment	\$0	\$0	\$0
Interest (0.5%)	<u>\$3</u>	<u>\$3</u>	<u>\$3</u>
Projected Reserve Fund Balance at End of Year	\$639	\$642	\$645



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 32			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$0	\$0	\$0
Contracted Services - 5200	\$0	\$0	\$0
Materials - 5300	\$0	\$0	\$0
Capital Projects - 5600	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL DIRECT	\$0	\$0	\$0
ADMINISTRATION COSTS ²			
Overhead - 5900	\$0	\$0	\$0
Internal Services - 5400	\$0	\$0	\$0
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$0	\$0	\$0
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$0	\$0	\$0
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$0	\$0	\$0
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$0	\$0	\$0
Balance to Levy	\$0	\$0	\$0
Total Revenue at Maximum Rate	\$41,080	\$42,313	\$43,582
Variance above/(below) Maximum Revenue	(\$41,080)	(\$42,313)	(\$43,582)
DISTRICT STATISTICS			
Total Parcels	2	2	2
Total Parcels Levied	0	0	0
Total EDUs	222.68	222.68	222.68
Total EDUs Levied	0.00	0.00	0.00
Proposed Levy per EDU	\$0.00	\$0.00	\$0.00
Max Levy per EDU ⁴	\$184.48	\$190.01	\$195.72
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$0	\$0	\$0
Reserve Fund Adjustment	\$0	\$0	\$0
Interest (0.5%)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$0	\$0	\$0



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 33			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$2,183	\$2,248	\$2,316
Contracted Services - 5200	\$9,269	\$9,547	\$9,833
Materials - 5300	\$2,411	\$2,483	\$2,558
Capital Projects - 5600	<u>\$143</u>	<u>\$147</u>	<u>\$151</u>
TOTAL DIRECT	\$14,005	\$14,426	\$14,858
ADMINISTRATION COSTS ²			
Overhead - 5900	\$205	\$211	\$218
Internal Services - 5400	\$1,883	\$1,939	\$1,998
County Collection Fee	<u>\$105</u>	<u>\$90</u>	<u>\$90</u>
TOTAL ADMINISTRATION	\$2,193	\$2,241	\$2,305
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$16,198	\$16,666	\$17,163
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$196,116	\$202,018	\$208,081
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$512)	(\$527)	(\$543)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$195,604	\$201,490	\$207,538
Balance to Levy	\$211,802	\$218,156	\$224,701
Total Revenue at Maximum Rate	\$632,926	\$651,913	\$671,471
Variance above/(below) Maximum Revenue	(\$421,123)	(\$433,757)	(\$446,770)
DISTRICT STATISTICS			
Total Parcels	37	37	37
Total Parcels Levied	35	35	35
Total EDUs	2,824.03	2,824.03	2,824.03
Total EDUs Levied	2,824.03	2,824.03	2,824.03
Proposed Levy per EDU	\$75.00	\$77.25	\$79.57
Max Levy per EDU ⁴	\$224.12	\$230.85	\$237.77
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$375,162	\$573,154	\$778,037
Reserve Fund Adjustment	\$196,116	\$202,018	\$208,081
Interest (0.5%)	<u>\$1,876</u>	<u>\$2,866</u>	<u>\$3,890</u>
Projected Reserve Fund Balance at End of Year	\$573,154	\$778,037	\$990,008



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 34			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$6,662	\$6,862	\$7,068
Contracted Services - 5200	\$7,649	\$7,878	\$8,115
Materials - 5300	\$1,255	\$1,293	\$1,331
Capital Projects - 5600	<u>\$435</u>	<u>\$448</u>	<u>\$462</u>
TOTAL DIRECT	\$16,001	\$16,481	\$16,975
ADMINISTRATION COSTS ²			
Overhead - 5900	\$918.99	\$947	\$975
Internal Services - 5400	\$4,791	\$4,935	\$5,083
County Collection Fee	<u>\$27</u>	<u>\$27</u>	<u>\$27</u>
TOTAL ADMINISTRATION	\$5,737	\$5,908	\$6,085
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$21,738	\$22,389	\$23,060
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$1,336	\$1,378	\$1,420
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$1,563)	(\$1,610)	(\$1,658)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$227)	(\$232)	(\$238)
Balance to Levy	\$21,511	\$22,157	\$22,822
Total Revenue at Maximum Rate	\$21,512	\$22,157	\$22,822
Variance above/(below) Maximum Revenue	(\$1)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	9	9	9
Total Parcels Levied	9	9	9
Total EDUs	84.10	84.10	84.10
Total EDUs Levied	84.10	84.10	84.10
Proposed Levy per EDU	\$255.78	\$263.45	\$271.36
Max Levy per EDU ⁴	\$255.79	\$263.46	\$271.37
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$16,690	\$18,109	\$19,578
Reserve Fund Adjustment	\$1,336	\$1,378	\$1,420
Interest (0.5%)	<u>\$83</u>	<u>\$91</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$18,109	\$19,578	\$20,998



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Zone 35			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$14,769	\$15,212	\$15,668
Contracted Services - 5200	\$9,162	\$9,437	\$9,720
Materials - 5300	\$4,782	\$4,925	\$5,073
Capital Projects - 5600	<u>\$965</u>	<u>\$993</u>	<u>\$1,023</u>
TOTAL DIRECT	\$29,677	\$30,568	\$31,485
ADMINISTRATION COSTS ²			
Overhead - 5900	\$1,290.35	\$1,329	\$1,369
Internal Services - 5400	\$17,190	\$17,706	\$18,237
County Collection Fee	<u>\$807</u>	<u>\$807</u>	<u>\$807</u>
TOTAL ADMINISTRATION	\$19,287	\$19,842	\$20,413
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$48,965	\$50,410	\$51,898
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$32,719	\$33,725	\$34,761
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$972)	(\$1,001)	(\$1,031)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$31,747	\$32,724	\$33,730
Balance to Levy	\$80,712	\$83,133	\$85,627
Total Revenue at Maximum Rate	\$80,712	\$83,133	\$85,627
Variance above/(below) Maximum Revenue	\$0	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	190	190	190
Total Parcels Levied	190	190	190
Total EDUs	313.08	313.08	313.08
Total EDUs Levied	313.08	313.08	313.08
Proposed Levy per EDU	\$257.80	\$265.52	\$273.49
Max Levy per EDU ⁴	\$257.80	\$265.53	\$273.50
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$58,132	\$91,143	\$124,868
Reserve Fund Adjustment	\$32,719	\$33,725	\$34,761
Interest (0.5%)	<u>\$291</u>	<u>\$0</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	\$91,143	\$124,868	\$159,629



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 36			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$0	\$0	\$0
Contracted Services - 5200	\$0	\$0	\$0
Materials - 5300	\$0	\$0	\$0
Capital Projects - 5600	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL DIRECT	\$0	\$0	\$0
ADMINISTRATION COSTS ²			
Overhead - 5900	\$0	\$0	\$0
Internal Services - 5400	\$0	\$0	\$0
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$0	\$0	\$0
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$0	\$0	\$0
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$0	\$0	\$0
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$0	\$0	\$0
Balance to Levy	\$0	\$0	\$0
Total Revenue at Maximum Rate	\$6,958	\$7,167	\$7,382
Variance above/(below) Maximum Revenue	(\$6,958)	(\$7,167)	(\$7,382)
DISTRICT STATISTICS			
Total Parcels	1	1	1
Total Parcels Levied	0	0	0
Total EDUs	72.00	72.00	72.00
Total EDUs Levied	0.00	0.00	0.00
Proposed Levy per EDU	\$0.00	\$0.00	\$0.00
Max Levy per EDU ⁴	\$96.64	\$99.54	\$102.52
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$2,450	\$2,462	\$2,474
Reserve Fund Adjustment	\$0	\$0	\$0
Interest (0.5%)	<u>\$12</u>	<u>\$12</u>	<u>\$12</u>
Projected Reserve Fund Balance at End of Year	\$2,462	\$2,474	\$2,487



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 37			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$0	\$0	\$0
Contracted Services - 5200	\$0	\$0	\$0
Materials - 5300	\$0	\$0	\$0
Capital Projects - 5600	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL DIRECT	\$0	\$0	\$0
ADMINISTRATION COSTS ²			
Overhead - 5900	\$0	\$0	\$0
Internal Services - 5400	\$0	\$0	\$0
County Collection Fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADMINISTRATION	\$0	\$0	\$0
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$0	\$0	\$0
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$0	\$0	\$0
Special Tax Support	\$0	\$0	\$0
General Fund - 101	\$0	\$0	\$0
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$0	\$0	\$0
Balance to Levy	\$0	\$0	\$0
Total Revenue at Maximum Rate	\$7,344	\$7,565	\$7,792
Variance above/(below) Maximum Revenue	(\$7,344)	(\$7,565)	(\$7,792)
DISTRICT STATISTICS			
Total Parcels	10	10	10
Total Parcels Levied	0	0	0
Total EDUs	76.00	76.00	76.00
Total EDUs Levied	0.00	0.00	0.00
Proposed Levy per EDU	\$0.00	\$0.00	\$0.00
Max Levy per EDU ⁴	\$96.64	\$99.54	\$102.52
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$5,048	\$5,074	\$5,099
Reserve Fund Adjustment	\$0	\$0	\$0
Interest (0.5%)	<u>\$25</u>	<u>\$25</u>	<u>\$25</u>
Projected Reserve Fund Balance at End of Year	\$5,074	\$5,099	\$5,125



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 40			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$2,308	\$2,377	\$2,448
Contracted Services - 5200	\$997	\$1,027	\$1,058
Materials - 5300	\$435	\$448	\$461
Capital Projects - 5600	<u>\$151</u>	<u>\$155</u>	<u>\$160</u>
TOTAL DIRECT	\$3,891	\$4,007	\$4,128
ADMINISTRATION COSTS ²			
Overhead - 5900	\$324	\$334	\$344
Internal Services - 5400	\$5,878	\$6,054	\$6,236
County Collection Fee	<u>\$3</u>	<u>\$3</u>	<u>\$3</u>
TOTAL ADMINISTRATION	\$6,205	\$6,392	\$6,583
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$10,096	\$10,399	\$10,711
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$5,115)	(\$5,269)	(\$5,427)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$541)	(\$558)	(\$574)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$5,657)	(\$5,826)	(\$6,001)
Balance to Levy	\$4,440	\$4,573	\$4,710
Total Revenue at Maximum Rate	\$4,440	\$4,573	\$4,710
Variance above/(below) Maximum Revenue	(\$0)	\$0	\$0
DISTRICT STATISTICS			
Total Parcels	1	1	1
Total Parcels Levied	1	1	1
Total EDUs	9.00	9.00	9.00
Total EDUs Levied	9.00	9.00	9.00
Proposed Levy per EDU	\$493.28	\$508.08	\$523.32
Max Levy per EDU ⁴	\$493.28	\$508.08	\$523.32
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	(\$6,895)	(\$12,010)	(\$17,278)
Reserve Fund Adjustment	(\$5,115)	(\$5,269)	(\$5,427)
Interest (0.5%)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Projected Reserve Fund Balance at End of Year	(\$12,010)	(\$17,278)	(\$22,705)



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 41			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$371	\$382	\$394
Contracted Services - 5200	\$1,970	\$2,029	\$2,090
Materials - 5300	\$70	\$72	\$74
Capital Projects - 5600	<u>\$24</u>	<u>\$25</u>	<u>\$26</u>
TOTAL DIRECT	\$2,436	\$2,509	\$2,584
ADMINISTRATION COSTS ²			
Overhead - 5900	\$49	\$51	\$52
Internal Services - 5400	\$46	\$47	\$49
County Collection Fee	<u>\$3</u>	<u>\$3</u>	<u>\$3</u>
TOTAL ADMINISTRATION	\$98	\$101	\$104
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$2,534	\$2,609	\$2,688
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	(\$682)	(\$702)	(\$723)
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$87)	(\$90)	(\$92)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	(\$769)	(\$792)	(\$815)
Balance to Levy	\$1,765	\$1,818	\$1,872
Total Revenue at Maximum Rate	\$1,765	\$1,818	\$1,872
Variance above/(below) Maximum Revenue	(\$0)	\$0	(\$0)
DISTRICT STATISTICS			
Total Parcels	1	1	1
Total Parcels Levied	1	1	1
Total EDUs	4.15	4.15	4.15
Total EDUs Levied	4.15	4.15	4.15
Proposed Levy per EDU	\$425.30	\$438.07	\$451.20
Max Levy per EDU ⁴	\$425.30	\$438.06	\$451.20
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$10,531	\$9,902	\$9,250
Reserve Fund Adjustment	(\$682)	(\$702)	(\$723)
Interest (0.5%)	<u>\$53</u>	<u>\$50</u>	<u>\$46</u>
Projected Reserve Fund Balance at End of Year	\$9,902	\$9,250	\$8,573



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 42			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS ¹			
Personnel - 5100	\$1,339	\$1,379	\$1,420
Contracted Services - 5200	\$3,825	\$3,940	\$4,058
Materials - 5300	\$2,252	\$2,320	\$2,389
Capital Projects - 5600	<u>\$87</u>	<u>\$90</u>	<u>\$93</u>
TOTAL DIRECT	\$7,503	\$7,729	\$7,960
ADMINISTRATION COSTS ²			
Overhead - 5900	\$184	\$189	\$195
Internal Services - 5400	\$1,165	\$1,200	\$1,236
County Collection Fee	<u>\$6</u>	<u>\$6</u>	<u>\$6</u>
TOTAL ADMINISTRATION	\$1,355	\$1,395	\$1,437
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$8,858	\$9,124	\$9,397
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$11,301	\$11,640	\$11,989
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$314)	(\$323)	(\$333)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$10,987	\$11,317	\$11,656
Balance to Levy	\$19,845	\$20,440	\$21,054
Total Revenue at Maximum Rate	\$28,656	\$29,516	\$30,401
Variance above/(below) Maximum Revenue	(\$8,811)	(\$9,076)	(\$9,348)
DISTRICT STATISTICS			
Total Parcels	2	2	2
Total Parcels Levied	2	2	2
Total EDUs	441.00	441.00	441.00
Total EDUs Levied	441.00	441.00	441.00
Proposed Levy per EDU	\$45.00	\$46.35	\$47.74
Max Levy per EDU ⁴	\$64.98	\$66.93	\$68.94
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$47,387	\$58,925	\$70,860
Reserve Fund Adjustment	\$11,301	\$11,640	\$11,989
Interest (0.5%)	<u>\$237</u>	<u>\$295</u>	<u>\$354</u>
Projected Reserve Fund Balance at End of Year	\$58,925	\$70,860	\$83,203



City of Tracy			
Consolidated Landscape Maintenance District			
Proposed Budget for Fiscal Year 2021-22			
Zone 43			
	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
DIRECT COSTS¹			
Personnel - 5100	\$140	\$144	\$148
Contracted Services - 5200	\$6,131	\$6,315	\$6,505
Materials - 5300	\$2,026	\$2,087	\$2,150
Capital Projects - 5600	<u>\$8</u>	<u>\$8</u>	<u>\$8</u>
TOTAL DIRECT	\$8,305	\$8,554	\$8,811
ADMINISTRATION COSTS²			
Overhead - 5900	\$17	\$18	\$18
Internal Services - 5400	\$2,017	\$2,078	\$2,140
County Collection Fee	<u>\$105</u>	<u>\$105</u>	<u>\$105</u>
TOTAL ADMINISTRATION	\$2,139	\$2,200	\$2,263
LEVY ADJUSTMENTS³			
TOTAL DIRECT AND ADMIN COSTS	\$10,444	\$10,754	\$11,074
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$89	\$95	\$101
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$33)	(\$34)	(\$35)
Storm Drain Fund - 101	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL ADJUSTMENTS	\$56	\$61	\$66
Balance to Levy	\$10,500	\$10,815	\$11,139
Total Revenue at Maximum Rate	\$22,717	\$23,398	\$24,100
Variance above/(below) Maximum Revenue	(\$12,217)	(\$12,583)	(\$12,961)
DISTRICT STATISTICS			
Total Parcels	105	105	105
Total Parcels Levied	105	105	105
Total EDUs	105.00	105.00	105.00
Total EDUs Levied	105.00	105.00	105.00
Proposed Levy per EDU	\$100.00	\$103.00	\$106.09
Max Levy per EDU ⁴	\$216.35	\$222.84	\$229.52
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$45,356	\$45,672	\$45,995
Reserve Fund Adjustment	\$89	\$95	\$101
Interest (0.5%)	<u>\$227</u>	<u>\$228</u>	<u>\$230</u>
Projected Reserve Fund Balance at End of Year	\$45,672	\$45,995	\$46,325



City of Tracy Consolidated Landscape Maintenance District Proposed Budget for Fiscal Year 2021-22			
Consolidated Totals - 41 Zones			
	Proposed Budget FY 2020-21	Forecasted Budget FY 2021-22	Forecasted Budget FY 2022-23
DIRECT COSTS ¹			
Personnel - 5100	\$1,167,170	\$1,202,185	\$1,237,887
Contracted Services - 5200	\$1,021,824	\$1,052,479	\$1,083,249
Materials - 5300	\$435,417	\$448,480	\$461,804
Capital Projects - 5600	<u>\$76,229</u>	<u>\$78,516</u>	<u>\$80,847</u>
TOTAL DIRECT	\$2,700,640	\$2,781,660	\$2,863,787
ADMINISTRATION COSTS ²			
Overhead - 5900	\$134,306	\$138,335	\$142,446
Internal Services - 5400	\$761,039	\$783,870	\$807,310
County Collection Fee	<u>\$31,558</u>	\$31,543	<u>\$31,674</u>
TOTAL ADMINISTRATION	\$926,903	\$953,748	\$981,430
LEVY ADJUSTMENTS ³			
TOTAL DIRECT AND ADMIN COSTS	\$3,627,543	\$3,735,408	\$3,845,217
Capital Improvement Projects	\$0	\$0	\$0
Zone Reserves Adjustment	\$86,567	\$91,622	\$95,347
Special Tax Support	\$0	\$0	\$0
General Fund - 101	(\$98,398)	(\$101,350)	(\$104,378)
Storm Drain Fund - 101	<u>(\$20,000)</u>	<u>(\$20,600)</u>	<u>(\$21,202)</u>
TOTAL ADJUSTMENTS	(\$31,832)	(\$30,328)	(\$30,233)
Balance to Levy	\$3,595,712	\$3,703,711	\$3,813,313
Total Revenue at Maximum Rate	\$4,325,804	\$4,455,578	\$4,587,996
Variance above/(below) Maximum Revenue	(\$730,092)	(\$751,867)	(\$774,684)
DISTRICT STATISTICS			
Total Parcels	16,989	16,989	16,989
Total Parcels Levied	16,535	16,535	16,535
Total EDUs	26,059	26,059	26,058.91
Total EDUs Levied	25,222	25,222	25,222.48
FUND BALANCE INFORMATION			
Reserve Fund			
Beginning Fund Balance	\$7,368,012	\$7,490,753	\$7,622,809
Reserve Fund Adjustment	\$88,372	\$91,622	\$95,347
Interest (0.5%)	<u>\$34,368.86</u>	<u>\$35,272</u>	<u>\$29,870</u>
Projected Reserve Fund Balance at End of Year	\$7,490,753	\$7,617,646	\$7,748,026

PART III – QUANTIFICATION OF BENEFIT

The Act allows cities to establish benefit zones for the purpose of providing certain public improvements which provide a special benefit to the parcels. This includes the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:



The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

— Streets and Highways Code Section 22573

Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if “by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements.”

In addition, Proposition 218, the “Right to Vote on Taxes Act,” which was approved on the November 1996 Statewide ballot and added Article XIII D to the California Constitution, requires that a parcel’s assessment not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Proposition 218 provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. In addition, Proposition 218 also requires that publicly owned property which benefits from the improvements be assessed, unless there is clear and definite evidence that those properties receive no special benefit. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels. Additionally, it’s required that the City separate the general benefits from the special benefits, because only special benefits may be assessed. The quantification and separation of general benefit from special benefits follows for each of the Zones and associated benefit areas.

PART IV – METHOD OF ASSESSMENT

General

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. The Method of Assessment for the District follows:

Each parcel within the District is deemed to receive special benefit from the landscaping improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of the improvements is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entirety of the costs of the maintenance, operation, and servicing of the improvements.

Each parcel is assigned a weighting factor known as an Equivalent Dwelling Unit (EDU) to identify the parcel's proportionate special benefit from the improvements. Each parcel's EDU is calculated based on the parcel's land use, development status and/or size as compared to other parcels that are associated with the improvements. All single-family residential properties are assigned an EDU of 1.00, and all other property types are assigned an EDU proportionate to the special benefits they receive as compared to this single-family residential property. The total EDU's in a Zone is divided into the total amount to be assessed (Balance to Levy) to establish the Levy per EDU (Rate). This Rate is then multiplied by the parcel's individual EDU to establish the parcel's levy amount.

The following formulas are used to calculate each property's assessment:

$$\text{Total Balance to Levy} \div \text{Total EDUs} = \text{Levy per EDU}$$

$$\text{Levy per EDU} \times \text{Parcel EDU} = \text{Parcel Levy Amount}$$

The formula used for each Zone reflects the composition of the parcels and properties, and the services provided, to accurately proportion the costs based on estimated special benefit to each parcel. The total Levy per EDU will vary between Zones due to the different costs to maintain the improvements within each Zone and the number of EDU within the Zone.

Land Use Classifications

Every parcel within the District is assigned a land use classification based on available parcel information obtained from the County Assessor's Office and City records. To assess benefits equitably, it is necessary to relate the different type of parcel improvements to each other. The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

Single-Family Residential Subdivided Lot. This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EDU per lot or parcel. This is the base value that all other land use types are compared and weighted against.

Planned-Residential Subdivision. This land use is defined as any property not fully subdivided, but has a specific number of proposed residential lots to be developed on the parcel (approved tract map). This land use type is assessed at 1.00 EDU per planned (proposed) residential lot.

Vacant, Undeveloped Private Property. This land use is defined as vacant property (undeveloped) that is not a fully subdivided residential lot or planned residential subdivision. This land use is assessed at 4.00 EDU per acre. Parcels less than 0.25 acres are assigned a minimum of 1.00 EDU. In Zones 10, 11, 36 and 37 this land use is assessed at 5.0 EDU per acre. Parcels less than 0.20 acres are assigned a minimum of 1.00 EDU.

Developed Non-Residential. This land use is defined as property developed for non-residential use, including, but not limited to, commercial and industrial properties, offices, churches and not-for-profit institutions and private schools. This land use type is assessed at 5.00 EDU per gross acre. Parcels less than 0.20 acres are assigned a minimum of 1.00 EDU.

Developed Multiple Residential Units. This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use is assessed 1.00 EDU per unit for properties that the number of units can be identified. For properties that the number of units cannot be identified the property is assessed as Developed Commercial/Industrial property at 5.00 EDU per gross acre, but a minimum of 1.00 EDU.

Undeveloped, Public Property. This land use identifies properties that are exempt and are assigned 0.00 EDU. This land use classification may include, but is not limited to lots or parcels identified as:

- Public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements such as utility right-of-ways, detention basins, channel ways, greenbelts, parkways, parks and open space areas;
- Privately owned property that cannot be developed or is associated with another property such as common areas, sliver parcels and bifurcated lots or properties that have little or no land value;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Government-owned properties commonly identified as non-taxable properties by the County Assessor's Office are not exempt from District assessments unless:

- The property has restricted development or limited land use potential and the improvements clearly provide no benefit to the property; or
- The property provides additional or substantially similar improvements being provided by the District (such is the case with parks, open space areas and common areas).

Developed Public Property. This land use is defined as developed property owned by a public agency such as the City or by utility companies. This land use type is assessed at 0.30 EDU per gross acre.

Developed Regional Commercial. This land use is defined as property that has been designated for regional commercial development (i.e. Shopping mall). This land use type is assessed at 0.36 EDU per gross acre.

Restricted/Special Land Use. This land use classification identifies properties that benefit from the improvements, but cannot be fairly categorized by one of the other land use designations. This land use classification may include, but is not limited to:

- Developed Commercial/Industrial properties that only a small portion of the parcel has been developed;
- Properties identified as planned residential subdivisions, but currently have development restrictions; or
- Vacant properties with development limitations or development plans that identify large portions of the property as open space areas, parklands or similar exempt land uses.

The following table shows the EDU factors assigned to each property type in the District:

Property Type	Factor	Basis
Single Family Residential – Subdivided Lot	1.00	Parcel
Planned Residential Subdivision	1.00	Planned Lot
Vacant, Undeveloped Private Property ⁽¹⁾	4.00	Acre
Vacant, Undeveloped Private Property (Zones 10, 11, 36 & 37) ⁽¹⁾	5.00	Acre
Developed, Non-Residential Property	5.00	Acre
Developed, Multi-Family Residential	1.00	Unit
Undeveloped, Public Property ⁽²⁾	0.00	Acre
Developed, Public Property ⁽³⁾	0.30	Acre
Developed, Regional Commercial ⁽⁴⁾	0.36	Acre

Notes

1. The Undeveloped Private property factor for Zones, 10, 11, 36 and 37 (5.00 EDU/Acre) reflects the more intense use of property within these Zones when the properties are developed as compared to property development in other Zones of the District, which are assigned a weighting factor of 4.00 EDU/Acre. It is important to note that the factors shown above are used to apportion the assessment within each specific Zone, not across the entire District and therefore this distinction is an appropriate reflection of these parcels' benefit compared to other property types within the respective Zones.
2. It has been determined that undeveloped public properties generally do not benefit from the improvements and services provided by the District and are not assessed. These types of properties generally include easements, detention basins, parks or properties that have little or no development potential and therefore receive no special benefits from the District improvements.
3. Developed Public properties typically receive comparatively less benefit from the improvements and services provided by the District, since the use and enhancement of these properties has little direct benefit from aesthetics of the local environment. The factor shown was originally established based on typical proportionate cost of service and hours of use for this land use type.



4. Regional Commercial properties have been assigned a reduced benefit because of their size and their more distant proximity to the District improvements. Additionally, due to the nature and hours of use, the benefit received by such properties from the improvements and services is substantially less than other developed properties. The factor shown was originally established based on a calculation of the proportionate cost of service, average floor area ratios, and hours of use.

Assessment Range Formula

The annual landscaping assessment shall be calculated for each parcel annually by multiplying each parcel's number of EDU's by the actual assessment rate for the specific fiscal year. The actual annual assessment rate levied in any fiscal year for the District may not exceed the maximum annual assessment rate for such fiscal year without receiving property owner approval for the increase. The actual assessment rate shall be as approved by the City Council, not to exceed the maximum annual assessment rate for such fiscal year, after a noticed public hearing has been conducted, as required by law.

In each year, starting in the first year after the consolidation of the District (2003-04), the maximum annual assessment rate for each Zone shall be increased in an amount equal to the lesser of: (1) three percent (3.0%), or (2) the annual percentage increase of the Local Consumer Price Index ("CPI") for All Urban Consumers, for the San Francisco-Oakland-Hayward Area.

Each fiscal year, the City shall identify the percentage difference between the CPI for June and the CPI for the previous June (or similar time period). This percentage difference shall then establish the range of increased assessments allowed based on CPI. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The actual annual assessment rate and actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum annual assessment rate for that fiscal year without property owner approval via a Proposition 218 compliant increase procedure.

The percentage difference for the CPI for the San Francisco-Oakland-Hayward Area June 2019 to June 2020 was 1.61%. The maximum assessment rates allowed for Fiscal Year 2021-22 therefore, have been adjusted by 1.61% over the prior year's maximum assessment rates.



PART V – ASSESSMENT DIAGRAM

The assessment diagrams for each Zone in the District are on file with the City's Office of the City Clerk and available for public inspection.

The lines and dimensions of each lot or parcel within each Zone are those lines and dimensions shown on the maps of the Assessor of the County of San Joaquin for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

An overview map of the District showing the locations of each Zone is included herein as Appendix B.



PART VI – ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District, submitted separately, as "Assessment Roll for the City of Tracy, Consolidated Landscape Maintenance District, Fiscal Year 2021-22", which exhibit is incorporated by reference herein as Appendix C under separate cover, and is on file in the Office of the City Clerk.



APPENDIX A – IMPROVEMENT AREAS BY ZONE

Zone 1 Sycamore subdivision on east side of Tracy Boulevard

Arterial Street Landscaping

Tracy Boulevard – Southeast corner of Tracy Boulevard and Central Avenue, north to 1688 S. Tracy Boulevard

Zone 2 Fairhaven subdivision on west side of Tracy Boulevard

Arterial Street Landscaping

S. Tracy Boulevard – West side, approximately 1,000 feet south of Valpico to Sycamore Parkway (Fairhaven subdivision)

Rockport Way – Median strip and side strips

Zone 3 Northwest section of Tracy, bordered by I-205 to the north, Byron Road to the south and O'Hare Drive to the east

Arterial Street Landscaping

Grant Line Road – North side from Corral Hollow Road to O'Hare Drive; south side from 1820 W. Grant Line Road, east to Lincoln Road; median island from Lincoln Road, west to Orchard Parkway; south side from Corral Hollow Road, west to Henley Parkway

Corral Hollow Road – West side from Grant Line Road, south to Byron Road; east side from Byron Road to approximately 150 feet north of Alegre; median island from Byron Road, north to Grant Line Road; east side from Grant Line Road, north to beginning of the channel way; median island on Corral Hollow Road, north of Grant Line Road to the Mall entrance

Kavanagh Avenue – South side from Corral Hollow Road, east to Golden Springs Drive



Lowell Avenue – Corral Hollow, west to Regency (both sides), north side from Henley Parkway heading west to the end of the sound wall; south side from Henley Parkway, west to Blandford Lane; median island from Corral Hollow Road, east to Lincoln Boulevard; south side from Corral Hollow Road, east to Promenade Circle; north side between the sound wall and curb, from Bridle Creek to Joe Pombo Parkway

Parkway; south side from east end of subdivision to the end of the soundwall/Joe Pombo Parkway; south side from Joe Pombo Parkway to Blandford Lane; south side from Promenade Circle, east to the end of the sound wall; northside from Henley Parkway, west to the end of the sound wall

Orchard Parkway – East side from Lowell Avenue to Grant Line Road; median island from Hillcrest, north to Joseph Damon Drive; west side from Lowell Avenue, north to approximately 500 feet north of Hillcrest, and from Joseph Damon Drive to Grant Line Road (to be weed free between curb and fence line); west side between curb and fence line, approximately 500 feet south of Joseph Damon Drive

Henley Parkway – East side between sound wall and curb, from Lowell Avenue to Bridle Creek Drive; west side from Lowell Avenue, north to the end of the sound wall (north of Giovanni)

Blandford Lane – East side from Lowell Avenue heading south to the end of the sound wall, including traffic circle at Lowell Avenue and Blandford Lane

Subdivision Landscaping

Arnaudo Village – Entryways at Lincoln Boulevard and Grant Line Road

Blossom Valley – Entryways at Travao Lane and Grant Line Road, including median-island

Foothill Ranch Estates – Entryway at Foothill Ranch Drive and Corral Hollow Road, including median-island

Woodfield Estates – Entryway at Fieldview, including north and south side sound wall and median strip along Fieldview; entryway at Promenade Circle, including west side of sound wall and median island

Sterling Estates – Alegre – north side and median-island

Pheasant Run – Entryways at Corral Hollow Road and Fieldview, including median-island; Annie Court adjacent to Fieldview, including south side of sound wall

Bridle Creek – Entryway at Lowell Avenue and Bridle Creek Circle, including median island on Bridle Creek Circle; entryway at Bridle Creek Circle and Joe Pombo Parkway

Entryways at Lowell Avenue and Oxford Way, including median-island on Oxford Way; entryway at Hampshire Lane, including median strip

Laurelbrook – Entryway at Laurelbrook Drive and Southbrook Lane, including median strip

Foothill Vista – Entryway at Hillcrest Drive between Orchard Parkway and Isabel Virginia

Countryside – Giovanni Lane, both sides, including median-island, from Henley Parkway, west to Rochester Street

Park Maintenance

Arnaudo Village – Slater Park on Suellen Drive

Buena Vista Estates – Kelly Park on Tammi Court

Foothill Ranch Estates – New Harmon Park on Hillcrest Drive

Laurelbrook – Dr. Ralph Allen Park at Veranda Court and Dorset Lane

Sterling Estates – Pombo Family Park on Joseph Damon Drive and Mary Alice Court

Park Atherton – Eagan Park on Oxford Lane and Lowell Avenue; Thrasher Park on Lowell Avenue and Joseph Menusa Lane; McCray Park on Fieldview Drive and Vivian Lane

Weed Abatement

Corral Hollow – Byron Road, north to Grant Line Road

Grant Line – North side from Corral Hollow Road heading west 500 feet from curb to 10 feet behind curb

Orchard Parkway – East side from Lowell Avenue to Hillcrest Drive curb to sidewalk; Orchard Parkway median island from Lowell Avenue to Grant Line Road



Pombo Parkway – East side from existing landscape, north to the end of the sound wall

Zone 4 Located in front of the Summergate Apartments on Grant Line Road

Weed Abatement

Grant Line Road – In front of apartment complex

Zone 5 Located south of East Grant Line Road and east of Esther Drive. No maintenance activity currently being performed

Zone 6 Located on the southwest corner of Clover Drive and North Tracy Boulevard. No maintenance activity currently being performed

Zone 7 Located within the boundaries of 11th Street to the south, Corral Hollow Road, the SPRR tracks to the south and Hickory Avenue on the east

Arterial Street Landscaping

Lauriana Lane – West side of Cypress Drive, south to Schulte Drive

Cypress Drive – North side from approximately 100 feet west of Hickory Avenue, west to Lauriana Lane; south side and median island from Lauriana Lane to Corral Hollow Road

Corral Hollow Road – East side approximately 300 feet north of Tennis Lane, south to the railroad tracks; east side, south from 11th Street to Cypress Drive (Safeway frontage only to include from face of curb to face of sidewalk); median strip from 11th Street, south to railroad tracks, south of Schulte Road; west side from Krohn Road, south to Cypress curb, to bike path

Schulte Road – From Corral Hollow Road heading east. The south side ends 1,000 feet before the railroad tracks. The north side ends at the railroad tracks and includes the median island

Subdivision Landscaping

Fox Hollow – Entryways at Tennis Lane and Lauriana Lane; entryways at Cypress Drive and Fox Hollow; entryways at Cypress Drive and Hunter's Trail; entryways at Tennis Lane and Corral Hollow Road, including median strip and two cul-de-sacs at Pheasant Run Court and Thomas Dehaven Court

Harvest Country West – Entryways at Raywood Lane, including median strip

Quail Meadows – Entryway at Golden Leaf Lane, including median strip; entryway at Quail Meadows, including median strip

Candlewood Estates – Entryway at Alden Glen Drive and Cypress Drive, including median strip

Corral Hollow Estates – Entryway at Lauriana Lane, both side, including median strip from Schulte Road, south approximately 92 feet

Park Maintenance

Fox Hollow – Kit Fox Park at Foxwood Court and Fox Hollow Way; Rippin Park at Tennis Lane and Firefly

Harvest Country West – Harvest Park at Birchwood Court and Fireside Lane

Candlewood Estates – Patzer Park at Alden Glen Drive and Meadowlark

Quail Meadows – Bailor-Hennan Park on Golden Leaf Lane

Weed Abatement

11th Street – Church frontage west of Alden Glen Drive, from face of curb to chain link fence

Schulte Road – from railroad tracks east of Lauriana Lane, heading west 1,000 feet to start of landscaping, 10 feet from the curb



Zone 8 Located within the boundaries of Corral Hollow Road on the west and 11th Street on the south

Arterial Street Landscaping

Belconte Drive – From 11th Street to Byron Road, east and west sides, including median-island

Redington Drive – Median-island, east and west of Belconte Drive

Byron Road – From Corral Hollow Road, west approximately 2,280 feet to the end of the subdivision sound wall

Corral Hollow Road – West side from Byron Road to 11th Street

Park Maintenance

Fabian – Fabian Park on Redington Drive

Zone 9 Located west of Tracy Boulevard from the UPRR spur line to Corral Hollow Road on the west, and to the south, Edgewood and Brookview West subdivisions

Arterial Street Landscaping

Tracy Boulevard – Circle B Ranch – west side from 245 feet north of Mt. Diablo Avenue, heading south past Schulte Road, approximately 650 feet to the end of the shopping center

Heritage subdivision – West side starting from approximately 200 feet north of Menay Drive, heading south to West Central Avenue

West side from Central Avenue heading south approximately 970 feet south of Valpico Road, next to the baseball field

West side from Sycamore Parkway heading south approximately 570 feet, to the end of the sound wall

Corral Hollow Road – From the railroad tracks south to Parkside drive, approximately 600 feet

Sycamore Parkway – West side and medians from Amberwood Lane south to Dove Lane; south of Central Avenue to Tracy Boulevard; west side, from Schulte Road, south to Amberwood Lane



Schulte Road – Median strip from Tracy Boulevard to railroad tracks; north side from Tracy Boulevard to Sycamore Parkway; south side from Tracy Boulevard to west end of shopping center; south side, from Sycamore Parkway, west to the end of the sound wall; south side from Sycamore Parkway, east to the shopping center

Valpico Road – Tracy Boulevard, both side, west to the City limits; median islands from Tracy Boulevard, west to the City limits

West Central Avenue – Median from Tracy Boulevard to Sycamore Parkway; north side from Tracy Boulevard, west to the end of Cedrus Drive

Subdivision Landscaping

Circle B Ranch – Entryways at Morris Phelps and Schulte Road; entryways at Mt. Diablo Avenue and Tracy Boulevard

Hearthstone – Entryways at Menay Drive and Tracy Boulevard; entryways at Amberwood Ln. and Sycamore Parkway cul-de-sac at Yorkshire Loop and Hampton Ct.

Regency Square – Entryways at Monument Drive, Tracy Boulevard and Sycamore Parkway; Monument Drive (north and south sides), including

Median islands at Monterey and Vintage Courts; cul-de-sac at southeast corner of Tahoe Court and northwest corner; cul-de-sacs at northeast and southwest corners of Tahoe Circle; court adjacent to Mt. Oso Mini Park on Henderson Court; court adjacent to Mt. Diablo Mini Park on Alpine Court

Muirfield – Entryway at Steinbeck; entryway at Petrig; cul-de-sac at Whitman Court; cul-de-sac at Longfellow Court; entryway at Dove Lane; median island on Chaplin, east and west of Sycamore Parkway; entry at Cagney; cul-de-sac at Shaw Creek; cul-de-sac at Williams Court; cul-de-sac at Bogart Court; cul-de-sac at Mansfield Court; cul-de-sac at Hepburn Court; entryway at Allegheny

Glen Creek – Entryway at Glen Creek Way

Greystone Station – Median-island at Windham; median-island at Sudley Drive



Harvest Glen – Entryway at Ray Harvey Drive; entryway at Meadow Lane; cul-de-sac at Cornucopia

Ironwood – Entryway at Monument Drive; walking path from Whitehaven Court, heading west to Mountain View Road; cul-de-sac at Newcastle Court; cul-de-sac at Clairmont Court; cul-de-sac at Hampton Court

Park Maintenance

Hearthstone – Valley Oak Park at Larkspur and Honeysuckle Court; Evelyn Costa Park at Claremont Drive and Whitehaven Court

Parkside Estates – Evans Park on Parkside Drive

Harvest Glen – Fitzpatrick Park on Savanna Drive; Albert Emhoff Park on Jonathon Place and Moonlight Way

Regency Square – Mt. Oso Park at Henderson Court; Mt. Diablo Park at Alpine Court

Muirfield – Golden Spike Park on Christy Court; Fred Icardi Park on Russell Street at Steinbeck Way; Westside Pioneer Park at Cagney Drive and Hepburn Street

Circle B – Sister Cities Park at Morris Phelps Drive and Saddleback Court

Greystone Station – John Kimball Park at Tom Fowler Drive and Sudley Drive

Sienna Park – Tracy Press Park at Schulte Road and Weeping Willow Lane

Zone 10 **Includes the MacArthur Drive area, bounded by I-205 to the north and 11th Street to the south**

Arterial Street Landscaping

MacArthur Drive – East side, from Pescadero Avenue south to 2020 MacArthur Drive (curb to sidewalk); west side from Grant Line Road to 11th Street, approximately 35 feet from curb; median strip from I-205 to 11th Street; west side from Pescadero Avenue, south to end of the California Esprit subdivision; east side from Pescadero Avenue, north 165 feet; west side from Pescadero to a private canal; North side of 11th Street at channelway



Pescadero Avenue – North side, from MacArthur Drive, east to the end of the Outlet Center, curb to sidewalk and median strip; adjacent to Yellow Freight, from redwood header to sidewalk; south side adjacent to Market Wholesale, from face of curb approximately 30 feet; south side adjacent to the California Esprit subdivision, from MacArthur Drive west to the end of the sound wall; south side from MacArthur Drive, east to McLane Food Services; north side starting at 3403 Bungalows Drive to MacArthur Drive

Grant Line Road – North side, MacArthur Drive, east to the City limits, including median strip; south side, east of channelway to Skylark (ground cover only)

Zone 11 **Located southwest at the corner of W. Eleventh Street and N. MacArthur Drive.**
In front of storage facility

Zone 12 **Located northwest of I-205 including the existing arterial landscaping along the right-of-way on Naglee Road and Grant Line Road**

Arterial Street Landscaping

Naglee Road – From Grant Line Road to Auto Plaza Drive, median and 5 foot strip between curb and sidewalk on the east side; west side from Pavilion Parkway to Robertson Drive, turf and curb strip only; Grant Line Road to Auto Plaza drive sidewalk on west side

Auto Plaza Drive – South side curb face to sidewalk, from Naglee Road, east to dead end

Robertson Drive – Both sides of the street curb face to sidewalk, from Naglee Road, west to Pavilion Parkway

Grant Line Road – South side from 2850 W. Grant Line Road, west to 3292 W. Grant Line Road; north side from west driveway of Chevron at 2615 W. Grant Line Road, west to the western edge of the property at 2785 W. Grant Line Road

Pavilion Parkway – Both sides of the street curb face to sidewalk, from Naglee Road to Power Road; median from Naglee Road, west to Power Road

Corral Hollow – Median from I-205 to Mall entrance; east side from I-205 to Mall entrance



Zone 13 Located southwest of I-205 with 11th Street bordering on the south, Lammers Road on the west and Byron Road on the north

Arterial Street Landscaping

Fabian Road – North side from the edge of the sound wall, east to Montgomery Lane, west to Lammers Road; both sides and median on Montgomery Lane from King Loop to Fabian Rd

Lammers Road – East side from Fabian Road, north to Feteira Way

Subdivision Landscaping

Westgate – Entryway at Westgate Drive, both sides, east to Antonio Loop; entryway from Feteira Way to Glazzy Lane, both sides, from Lammers Road, east to Glazzy Lane; median on Souza Way, from Thelma Loop to Antonio Loop

Park Maintenance

Souza Park South – On Antonio Loop between Souza Way and Ann Marie Way

Souza Park North – On Thelma Loop between Milton Jenson Court and Michael Drive

Zone 14 Bounded on the west by Lammers Road, on the east by Corral Hollow Road and on the south by Schulte Road and the railroad tracks

Arterial Street Landscaping

Corral Hollow Road – West side, 234 feet north of Tracey Jean Way, including the walking path between Corral Hollow Road and Tracey Jean Court

Subdivision Landscaping

Gabriel Estates – Entryway at Tracey Jean Way, including median strip

Park Maintenance

Joan Sparks Park – On Carol Ann Drive

Chandayne Kingsley Park – On Robert Gabriel Drive



Zone 15 Located in the southwest section of the City, bordered by Tracy Boulevard, Linne Road and Corral Hollow Road

Arterial Street Landscaping

Tracy Boulevard – West side, from approximately 700 feet north of Whispering Wind, south to the end of the sound wall

Whispering Wind – Both sides, including medians from Tracy Boulevard, west to English Oaks Lane

Applebrook Lane – Both sides, including median from Whispering Wind, south to approximately 75 feet

English Oak Lane – East side from Whispering Wind, north to approximately 80 feet

Windsong Drive – Both sides, including median from Tracy Boulevard, west to approximately 370 feet

Corral Hollow Road – East side from 75 feet north of Peony Drive, heading south to railroad tracks

Subdivision Landscaping

Edgewood VI – Entryway at Peony Drive, both sides, including median strip from Corral Hollow Road, east to Maison Court; entryway at Middlefield Drive, both sides, including median strip from Corral Hollow Road, east to Whispering Wind Drive

Park Maintenance

William Adams Park – On Edgewood Terrace Drive

Don Cose Park – On Whirlway Lane

Bill Schwartz Park – On Peony Drive

Zone 16 Bordered on the north by Byron Road, 11th Street on the south, Palomar Drive on the west and Mamie Anderson on the east

Subdivision Landscaping

Crossroads Drive – Crossroads Drive, east and west from 11th Street to Solomon Lane; Crossroads Drive from Solomon Drive to fence line of 2506 Spencer Lane

Park Maintenance

Dan Busch Park – On the northeast corner of Crossroads Drive and Tolbert Drive

Zone 17 Includes all areas east of Tracy Boulevard between the SPRR tracks on the north and 100 feet north of Deerwood Lane on the south

Arterial Street Landscaping

Tracy Boulevard – East side from Valpico Road, north to the end of the shopping center (on-site landscape contractor maintains the 5,150 sq. ft. of shrubs and 800 sq. ft. of turf); east side from Valpico Road, south to the end of the shopping center

Central Avenue – West side from Schulte Road, south to Ferdinand Street and the east side from Schulte Road, south to Deerwood Lane; west side from Schulte Road, north to Country Court, including ground cover in front of fence on Mt. Oso

Schulte Road – North side from Tracy Boulevard, east to the cemetery; medians from east of Tracy Boulevard to Gianelli Street; south side from Central Avenue to 300 feet east of Independence Drive

MacArthur Boulevard – West side from Krider Court, south to the north edge of the cemetery

Third Street – North side from Jaeger to Tudor

Leamon Street – South side of California Cameo Parkway from MacArthur Boulevard, west to Third Street and Jaeger Street

Mt. Diablo Avenue – South side (est. 1,000 sq. ft.) and median-island from MacArthur, west to Third Street

Valpico Boulevard – South side from Tracy Boulevard, east to end of landscaping; north side from Tracy Boulevard, east to end of landscaping (on-site landscape contractor maintains the 4,906 sq. ft. of shrubs)

Subdivision Landscaping

Meadow Glen – Entryways at Edenvale and Schulte Road; parkway from Cedar Mountain Drive to San Simeon Way



Victoria Park I – Entryways at Gianelli, including median, south side of Schulte Road; cul-de-sacs at Elizabeth Court, Henry Court and Edward Court

Victoria Park II (American Classics) – Cul-de-sacs at James Court and Mary Court

Victoria Park II (Traditions) – Cul-de-sacs at Elysan, Lavender and Primrose Courts, and entrance at Junior Harrington, north side to 100 feet east

California Collections – Entryways at MacArthur Drive and Wagtail Drive; cul-de-sac at Krider Court

California Renaissance – Entryway median at Third Street; entryway and median at Hotchkiss Street; cul-de-sac at Sir Lancelot

California Cameo – Entryway median at Leamon Street; cul-de-sac at Versailles Court; cul-de-sac at Czerny Street

Park Maintenance

Meadow Glen – Florence Stevens Park at Tassajero Court

Victoria Park – Sullivan Park on Victoria Street

California Collections – Huck Park on Wagtail Drive

Zone 18 **Bounded on the north by Valpico Road, on the east by MacArthur Drive and on the south by Linne Road**

Arterial Street Landscaping

Valpico Road (Glenbriar Estates) – South side from MacArthur Drive, west to the end of the sound wall; south side from Pebblebrook Drive, west to the end of the sound wall, approximately 600 feet (Pebblebrook Estates)

MacArthur Drive (Glenbriar Estates) – West side from Valpico Road, south to the end of the landscaping, approximately 290 south of Fair Oaks Road; west side from Glenbrook Drive, south 237 feet to end of landscape; north 220 feet to the end of the landscaping



Subdivision Landscaping

Glenbriar Estates – Glenbriar Drive from Valpico Road, south to Glenbriar Circle, both sides and median

Pebblebrook Estates – Entryway at Pebblebrook Drive, including median; cul-de-sac at Pebblebrook Court

Zone 19 **Located north of the UPRR tracks, south of Valpico Road, east of Tracy Boulevard and west of Glenbriar Estates**

Arterial Street Landscaping

Tracy Boulevard – East side including median from Valpico Road, south to UPRR tracks, Whispering Winds, Regency and Brookview,

Park Maintenance

William Kendal Lowes Park

Subdivision Landscaping

Regis Drive – West side from Whispering Wind Drive, south to Dietrick Avenue; from Regis Drive, east to 418 feet east of Reids Way; from Whispering Wind Drive, north to Arezzo Way, then east on Arezzo Way to Escatta Avenue

Brookview Drive – From Perennial Place, east to Glenhaven Drive, north side; from Regis Drive, east to Glenhaven Drive, south side

Zone 20 **(Larkspur Estates) located generally south of Montclair Lane, west of MacArthur Drive, and north of Valpico Road**

Arterial Street Landscaping

MacArthur Boulevard – West side from DeBord Drive, north 415 feet to the end of the sound wall, and south from DeBord Drive 213 feet to the end of the sound wall; median on DeBord Drive

Park Maintenance

Stalsberg Drive – Clyde Abbot Park located on the south dead end of Stalsberg Drive



Zone 21 (Huntington Park) located generally between Byron Road, south to Fabian Road and Gentry Lane, east to Jones Lane

Subdivision Landscaping

Huntington Park – Entryway on Montgomery Lane, both sides from Fabian Road, north to King Loop, including median; entryway on Lankershire Drive, both sides from Byron Road, south to Kensington Court, including median; cul-de-sac on Kensington Court; Byron Road south side from Lankershire Drive, west 243 feet to the end of the sound wall, and east from Lankershire Drive 554 feet to the end of the sound wall; entryway at Byron Road, 100 feet to Ogden Sannazor, east and west side of the pathway

Mini-Park Maintenance

Richard Hastie Park – located on Huntington Park Drive

Zone 22 Generally located between Corral Hollow Road, east to Egret Drive, and from Persimmon Way, south to Starflower Drive on the western half and Dove Drive on the eastern half

Arterial Street Landscaping

Corral Hollow Road – East side from Starflower Drive, north to the end of the sound wall of the sound wall

Subdivision Landscaping

Parkview (Muirfield 7) – North side of Persimmon Way along the sound wall from Geranium, west to Corral Hollow Road; west side of Lotus Way, along sound wall from Starflower Drive, north to Petunia; north side of Starflower along sound wall from Corral Hollow Road, east to Lotus Way, including median

Zone 23 Starflower Drive south to canal between Corral Hollow Road, Monroe Street and Gretchen Talley Park

Arterial Street Landscaping

Corral Hollow Road – From Starflower Drive, south to Kagehiro Drive; east side of Corral Hollow, Kagehiro Drive to Lotus Way



Starflower Drive – From Corral Hollow Rd south side to Lotus way

Kagehiro Drive – From Corral Hollow Road, east to Lotus Way

Zone 24 (Eastlake) - Located south of 26102 S. MacArthur Drive, north of Valpico Road and east of MacArthur Drive

Park Maintenance Only

Tiago Park – Located on Eastlake Circle between Crater Place and McKenna Court

Zone 25 Located north of Bricchetto Road and Schulte Road, east of Zone 32. No maintenance activity currently being performed

Zone 26 Located generally west of Corral Hollow Road, east of Lammers Road, north of Zone 14 and south of W. 11th Street

Arterial Street Landscaping

Corral Hollow Road – 60 feet north of Cypress Drive to the end of the sound wall, south approximately 240 feet; north side, 31 feet north of Cypress Drive

Sterling Park II – From San Marcos subdivision at Tennis Lane, 290 feet north to the Sterling Park subdivision; Tennis Lane, west of Corral Hollow Road center median and south side

Krohn Road – South side from Corral Hollow Road, west to end of landscaping

Subdivision Landscaping

Sterling Park – Cypress Drive, north and south side, including median; Banff, east and west side, including median

San Marcos – Schulte, north and south side, including median; Babcock entryway and median; Cabana entryway and median; Schulte Road, north 922 feet to Tennis Lane; Schulte Road, south to Golden Leaf Lane; Nabor Court

Park Maintenance

Verner Harrison – Located at Jill Drive and Brittany



Marlow Brothers – Located at Adaire Lane and Golden Leaf Lane

John Erb Park – located Barcelona Drive and Cypress Drive

Zone 27 Located generally west of Zone 26, south of Zone 28, north of Zones 25 and 14, approximately one mile east of Lammers Road

Arterial Street Landscaping

South Gate – Schulte Road, east from Mabel Josephine to the end of the landscaping

South Gate – Mabel Josephine, south from Schulte Road to Patrick McCaffrey Drive

South Gate – Schulte Road median, east from Mabel Josephine to Barcelona

Zone 28 Located generally south of W. 11th Street, west of Zone 26, north of Zone 27 and east of Lammers Road

Subdivision Landscaping

Crossroads Drive – From 11th Street, heading south on west side of the dead end of Crossroads Drive, curb to sound wall (curb to mow strip in front of Sports Complex); from 11th Street, heading south on the east side of the dead end of Crossroads Drive; median from 11th Street, heading south to the end of Crossroads Drive; Cranston Court; Wyman Court; Bennet Court; Marshall Court

Jefferson Parkway – 11th Street, heading south to Safford Lane; median from 11th Street, heading south to Safford Lane; east side from 11th Street to end of Sports Complex

Zone 29 Located generally south of Schulte Road, north of Valpico Road, west of Chrisman Road and east of Zone 24

Arterial Street Landscaping

Valpico Road – North side of Valpico Road from Chrisman Road, heading west 1,018 feet to the end of the sound wall; north side from Elissagaray Drive, heading west 145 feet; north side starting 440 feet west of



Elissagaray Drive at sound wall, heading 238 feet west to the end of the sound wall

Chrisman Road – West side of Valpico Road, heading north 960 feet past Elissagaray Drive

Subdivision Landscaping

Elissagaray Drive – East side from Valpico Road to Rodger Drive; east side from Rodger Drive, heading northeast to Chrisman Road, including Amatchi Drive entrances, east and west; west side from Rodger Drive, heading north to Dominique Drive; north side from Aldacourrou Street, heading east to Chrisman Road

Dominique Drive – South side from Elissagaray Drive, heading west 525 feet past Basque Drive

Mount Pellier Street – West side from 125 feet south of Montauban Street, heading south 225 feet to the end of the fence at 2203 Mt. Pellier Street

Subdivision Court Landscaping

Baigorry Court – East side from 130 feet south of Rodger Drive, starting at the sound wall 210 feet to the end of the sound wall

Park Maintenance

Robert Kellogg Park – Located on Elissagaray Street

Zone 30 Yosemite Vista Housing Development located on S. MacArthur Drive

Arterial Street Landscaping

S. MacArthur Drive – From Yosemite Drive, heading north to the end of the sound wall; from Yosemite Drive, heading south to Jesse J. Martinez Drive; from Jesse J. Martinez Drive, heading south to the end of the landscaping

Yosemite Drive – Median-island from S. MacArthur Drive, east approximately 100 feet



Park Maintenance

Sentinel Drive – Jim Raymond Park

Zone 31 Tracy Mini Storage

Arterial Street Landscaping

Tracy Boulevard – East of Tracy Boulevard, west of Zone 28 and south of Valpico Road

Zone 32 Located north of Schulte Road, east of Lammers Road. No maintenance activity currently being performed

Zone 33 Generally located south of I-205, north of the SPRR tracks and east of Chrisman Road

Arterial Street Landscaping

Grant Line Road – From Best Buy warehouse, east to Skylark Way

Zone 34 The triangle area located south of the SPRR tracks, north of W. 11th Street and east of Corral Hollow Road

Arterial Street Landscaping

Corral Hollow Road – East side from 11th Street, north to railroad tracks at Byron Road

11th Street – From railroad tracks east of Alden Glen, heading west to Corral Hollow Road, north side from sidewalk to mow strip

Zone 35 East side of Tracy Boulevard between Centre Court and Tennis Lane

Arterial Street Landscaping

Tracy Boulevard – East side from BSC, heading south 375 feet past Tennis Lane

11th Street – From railroad tracks east of Alden Glen, heading west to Corral Hollow Road, north side from sidewalk to mow strip



Subdivision Landscaping

Ryland Junction – Entryway at Tracy Boulevard and Tennis Lane, including median; entryway at Tracy Boulevard and Centre Court, including median; Rockingham Court cul-de-sacs

Park Maintenance

Fisher Park – Located on Tracy Boulevard between Tennis Lane and Centre Court

Zone 36 El Pescadero at Grant Line Road

Arterial Street Landscaping

El Pescadero Park – South of El Pescadero Park, north of Grant Line Road and east of Buthmann

Zone 37 Forrest Greens

Arterial Street Landscaping

Acacia Street – North side of Acacia Street between East Street and MacArthur Drive

Zone 38 This Zone is split into four different areas within the District (Funded by City's General Fund, and not assessment revenue)

Zone A

Arterial Street Landscaping

11th Street – North side of 11th Street from Belconte Drive, west to Lammers Road; north side of 11th Street from Corral Hollow Road, west to Belconte Drive, from curb to sidewalk; north side of 11th Street from rail road tracks east of Alden Glen Drive, west to Corral Hollow Road, from curb to sidewalk; south side of 11th Street from Corral Hollow Road, west to the end of the landscaping west of Jefferson Drive, curb to sidewalk; south side of 11th Street from railroad tracks east of Alden Glen Drive, west to Corral Hollow Road, curb to sidewalk; median on 11th Street from rail road tracks east of Alden Glen Drive, heading west to Lammers Road; Lammers Road – westside, median and eastside from 11th Street to end of Kimball High School; on eastside from curb to fence.



Grant Line Road – South side of Grant Line Road from 1820 W. Grant Line Road, east to Lincoln Boulevard; Corral Hollow Road, west side from Grant Line Road, north to I-205

Tracy Transit Station – Plaza area in the middle of 6th Street from Central Avenue to D Street; traffic circle at the intersection of 6th Street and Central Avenue; traffic circle at the intersection of 6th Street and D Street; all on-site landscaping around the transit building and parking lot

Zone B

Valpico Town Center – North side of Valpico Road from Glenbriar Drive heading east to MacArthur Drive.

Zone 40 Located at the northwest corner of Valpico Road and MacArthur

Arterial Street Landscaping

Rite-Aid – North side of Valpico Road from MacArthur Drive, heading west 370 feet to second driveway; west side of MacArthur Drive from Valpico Road, heading north 135 feet

Zone 41 Located at east side of Corral Hollow Road, north of Tennis Lane and south of Cypress Drive

Arterial Street Landscaping

Corral Hollow Road – east side of Corral Hollow Road fronting 350 N. Corral Hollow Road, starting from 285 feet north of Cypress Drive, heading north 375 feet to the end of the landscaping

Zone 42 Located at south side of W. Grant Line Road, north of Byron Road and west of S. Lammers Road

Arterial Street Landscaping

Grant Line – Center median and south side from east to west of complex



Zone 43 **Located east of MacArthur Drive and north of Valpico Road**

Arterial Street Landscaping

Tract 3290 (Ventana) – Ongoing maintenance, servicing and operation of the landscaping improvements within the public right-of-ways, to be installed in connection with this development

Channel Way with Arterial Landscaping

Located in Zone 1

Central Avenue – From Silkwood Lane, west to Tracy Boulevard (channel way in front of the Sycamore Village apartments); Central Avenue channel along the eastern side of the Sycamore Village apartments

Transit Corridor – Bike path to face of curb; from Silkwood lane west to Tracy Blvd in front of the Sycamore Apartments

Located in Zone 3

Grant Line Road – East side from Grant Line Road to the I-205 freeway right-of-way, approximately 1,600 linear feet; east side from Grant Line Road, north to I-205 (no mow), weed down as needed

Orchard Parkway – West side of Orchard Parkway from Lowell Avenue to Grant Line Road

Vivian Lane/Rita Way – From south end of Vivian Lane, heading north past Rita Way to Lowell Avenue

Lowell Avenue – North side of Lowell Avenue to Orchard Parkway

Transit Corridor (bike path to face of curb) – East side of Corral Hollow Road from Grant Line Road to I-205; Orchard Parkway shrubs; Orchard Parkway, west side from Lowell Avenue to Grant Line Road; Vivian Lane/Rita Way from rail road tracks, south of Vivian Lane, north to Lowell Avenue; north side of Lowell Avenue, west to Orchard Parkway

Located in Zone 7

From edge of property to bike path – North side of Cypress Drive from Corral Hollow Road to Lauriana lane; east side of Lauriana Lane from Cypress Drive to Schulte Road; north side of Schulte Road from Lauriana Lane, east to the rail road tracks



Transit Corridor (bike path to face of curb) – Starting at the rail road tracks on Schulte Road west of Sycamore Parkway, heading west to Lauriana Lane, then on Lauriana, then west on Cypress Drive to Corral Hollow Road

Located in Zone 9

From edge of property to bike path – North side of Schulte Road channel way from railroad tracks to Sycamore Parkway; east side of Sycamore Parkway from Schulte Road, south to Windham Drive; south side of Central Avenue from Tracy Boulevard to Sycamore Parkway; east side of Windham Drive, south from Sycamore Parkway to Cherry Blossom

Transit Corridor (bike path to face of curb) – From Cherry Blossom, north to Sycamore Parkway on the east side, north to Schulte Road then west to rail road tracks; Central Avenue from Tracy Boulevard, west to Sycamore Parkway; north side of Schulte Road from Sycamore Parkway, west to Lauriana Lane

Located in Zone 10

MacArthur Drive – Landscaped channel way, east side from 11th Street overpass, north to driveway at 2020 MacArthur Drive-edge of property to bike path; non-landscaped channel area, east side from driveway at 2020 MacArthur Drive to Grant Line Road, north to Pescadero Road; I-205, west to rail road tracks west of MacArthur

Pescadero Avenue – Starting from the east driveway of the Outlet Mall, heading east 835 feet to the curve, then heading north 975 feet to the curve, then west 2,080 feet, ending at MacArthur Drive; starting from the south side of Pescadero Avenue from the east driveway of the Outlet Mall, heading south 2,550 feet to Grant Line Road; starting on the eastern edge of the property at 800 Grant Line Road, heading south 485 feet, then picking back up on the south side of the rail road tracks and heading south 950 feet to MacArthur Drive (Channel way is approximately 50 feet wide)

Transit Corridor (bike path to face of curb) – East side of MacArthur Drive from the 11th Street overpass, north to 1820 MacArthur Drive

Located in Zone 12

Naglee Detention Basin – Around fence line to bottom of the berm; entrance on Naglee Road, northwest side of Auto Plaza Drive

Park and Ride Lot – Transit corridor Park & Ride



Located in Zone 26

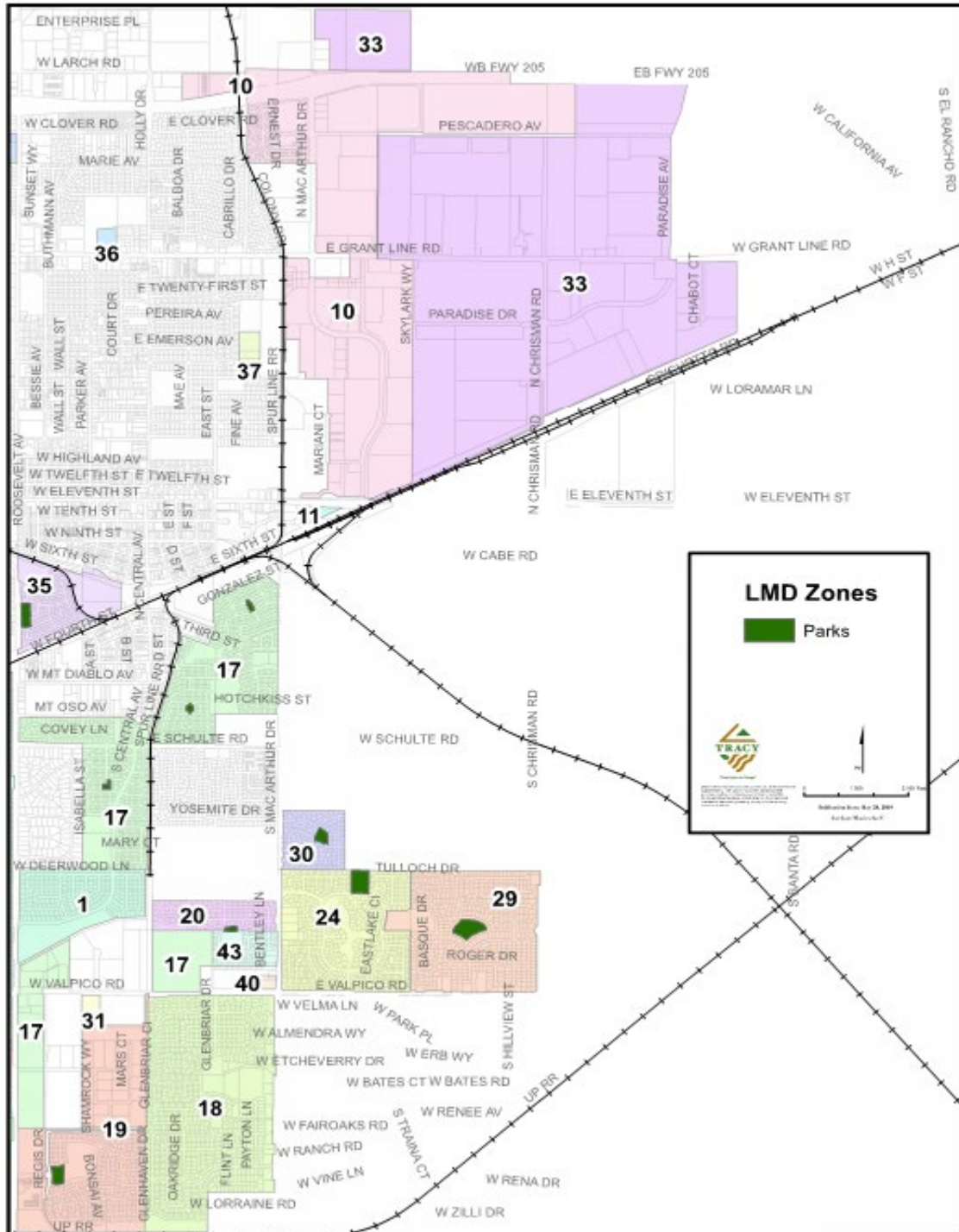
From edge of property to bike path – West side of Corral Hollow Road from Cypress Drive, north to Krohn Road; end of channel way from Krohn Road, 300 feet west to DB-V Detention Basin;

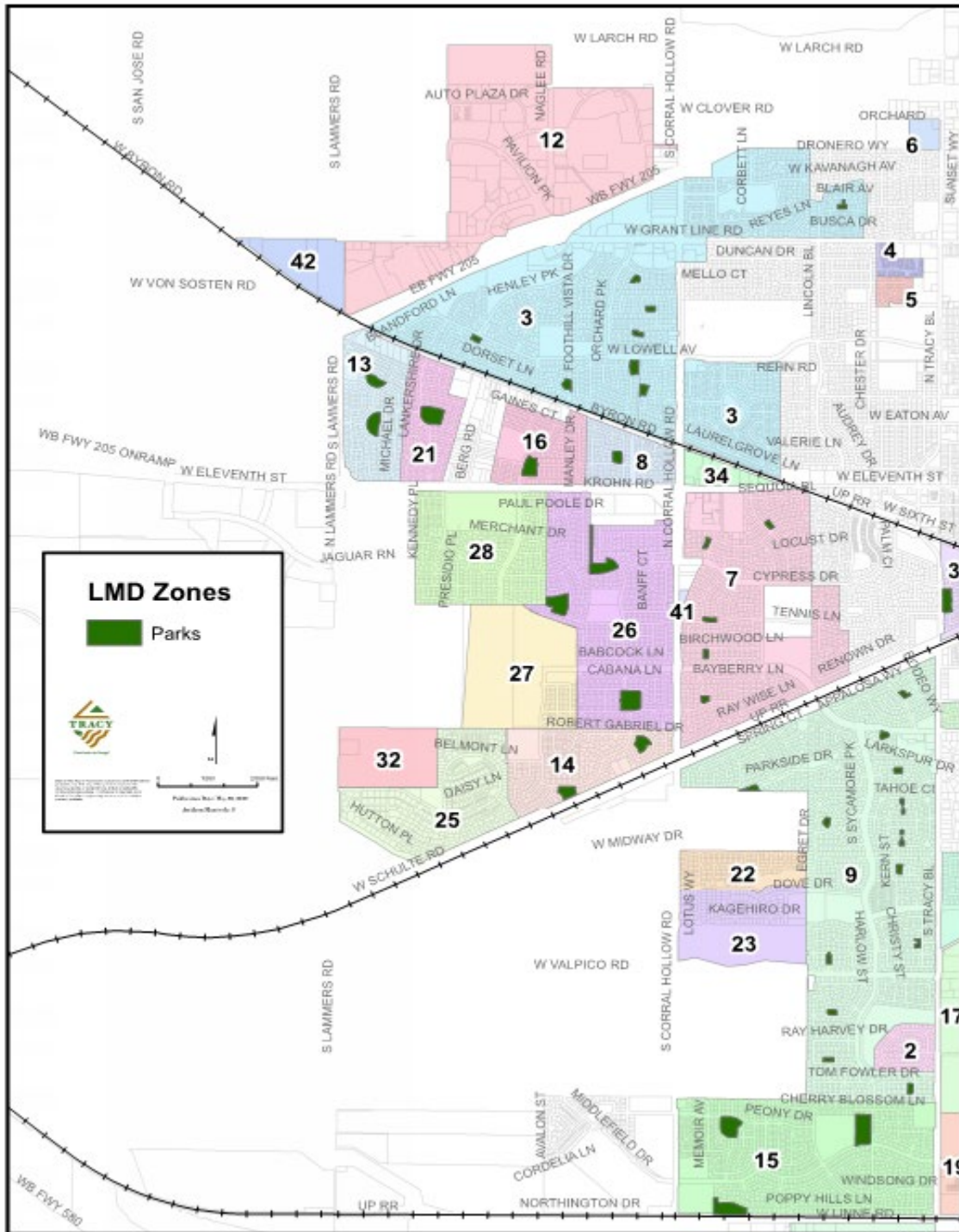
Placentia Fields Channel Way (General Fund Channel Way) – North of Cypress Drive towards 11th Street, then east to the end of the channel way

Transit Corridor (bike path to face of curb) – West side of Corral Hollow Road from Cypress Drive, north to Krohn Road

APPENDIX B – CONSOLIDATED LANDSCAPE MAINTENANCE MAP

A Diagram showing the District and Zone boundaries is on the following page.







APPENDIX C – ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District, submitted separately, as "Assessment Roll for the City of Tracy, Consolidated Landscape Maintenance District, Fiscal Year 2021-22", which exhibit is incorporated by reference herein as Appendix C under separate cover, and is on file in the Office of the City Clerk.

The Assessment Roll lists all parcels within the boundaries of the District as shown on the Assessment Diagram, Part D herein, and on the last equalized roll of the Assessor of the County of San Joaquin, which is by reference made part of this report.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of San Joaquin, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Tracy.