

Maurland Manor Maintenance District

Community Meeting

**San Joaquin County
Department of Public Works**

June 3, 2026



Agenda

- Special District Overview
- Murland Manor Water
 - Background
 - Rate Structure
 - Expenses
 - Financial Status
 - Proposed Rates
- Next Steps



What is a Special District?

- Form of local government created to provide a specific service within defined boundary
- Separate fund from rest of the County
- Revenue from charges stays in the district, not spent for other purposes
- Generally self-supporting from customer charges –
GENERAL FUND UNABLE TO SUBSIDIZE COSTS

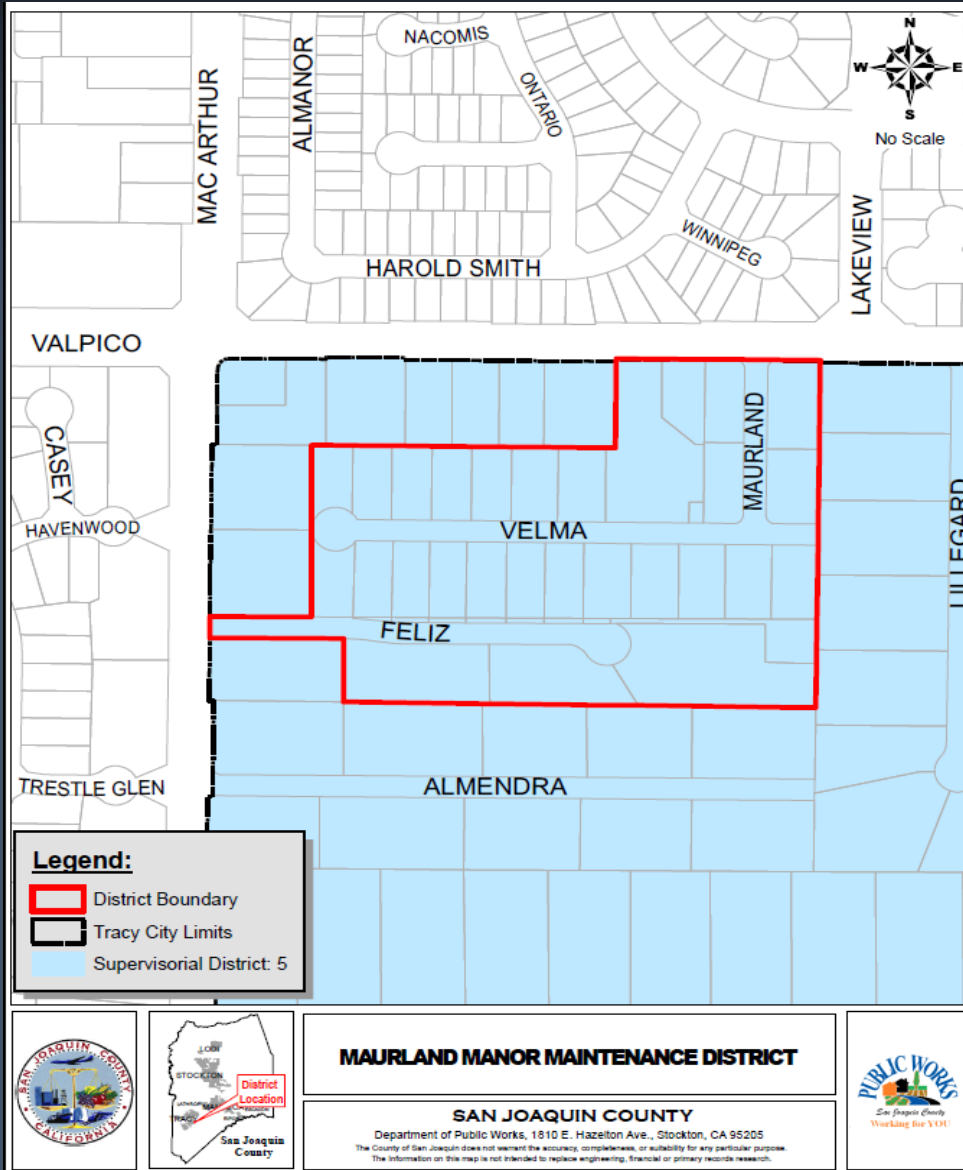


San Joaquin County Public Works Department

- Administers over 100 special districts
- Services provided include water, sewer, storm drainage, and street lighting
- Provides water service to over 5,600 properties in 32 districts



Maurland Manor Boundary



- District established in 1958
- 30 properties served
- Water system includes
 - 4 Fire Hydrants
 - About a ½ Mile of Water Main
 - No Wells within system
- Water is purchased from CSA 44

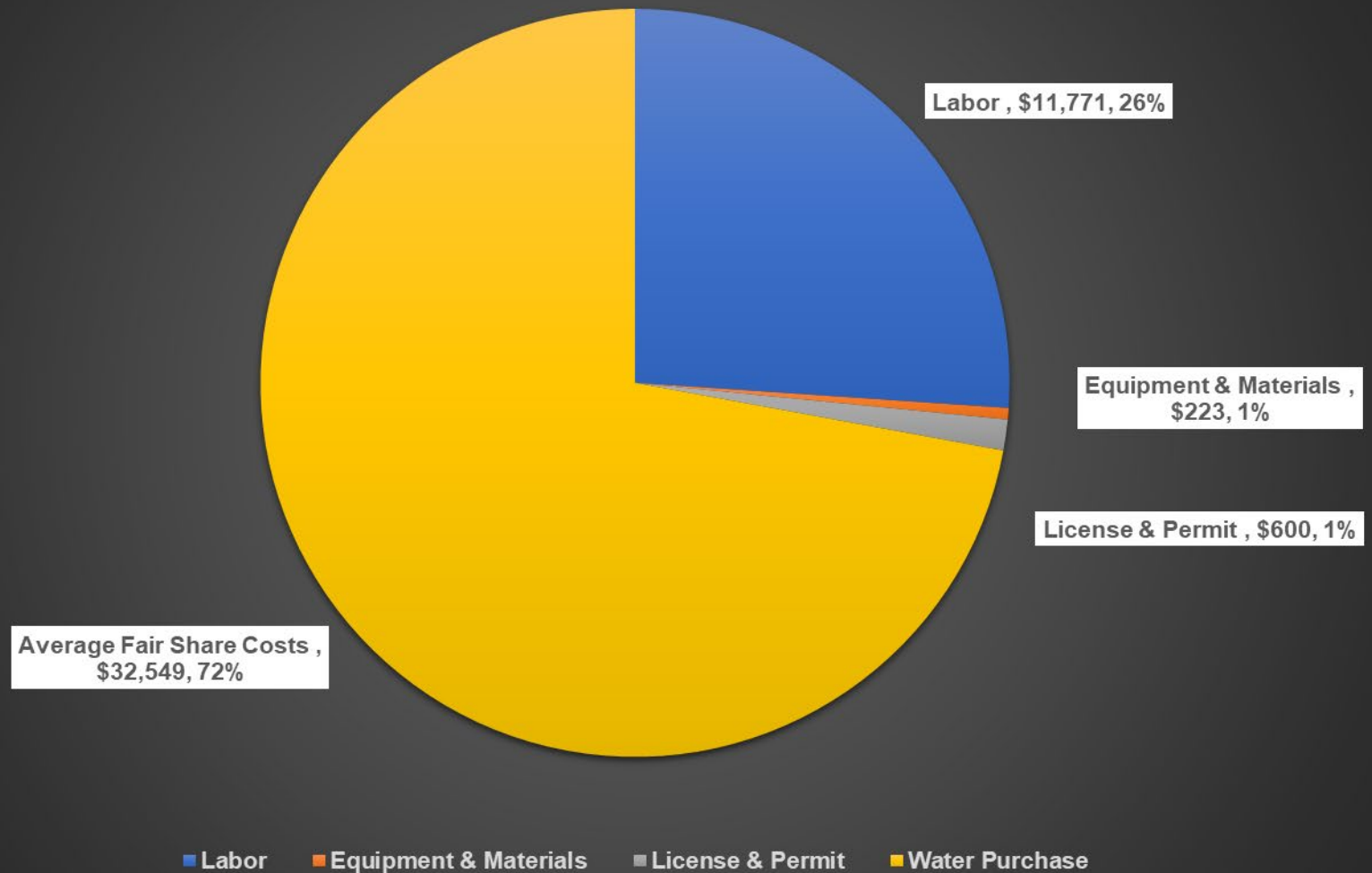
Current Rates – Maurland Manor

- Annual charge per Single Family Equivalent (SFE)
- Single family residential parcel = 1 SFE
- Current annual water rate: \$1,122.82 per SFE (\$93.57/month)
- Charged on the property tax bill

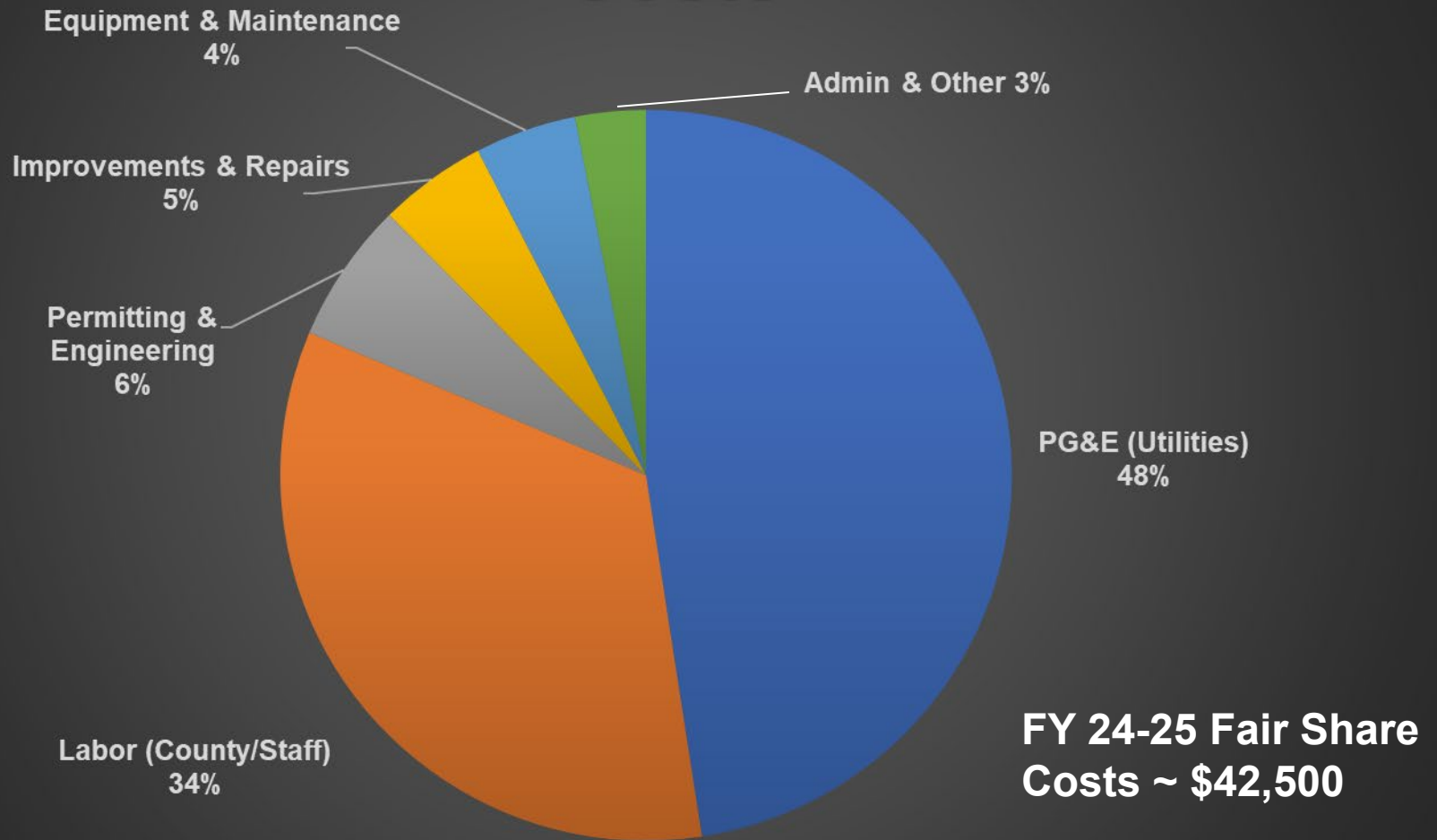


Maurland Manor Expenses

5-Year Avg Annual Expenses = \$45,143 (2020-2025)

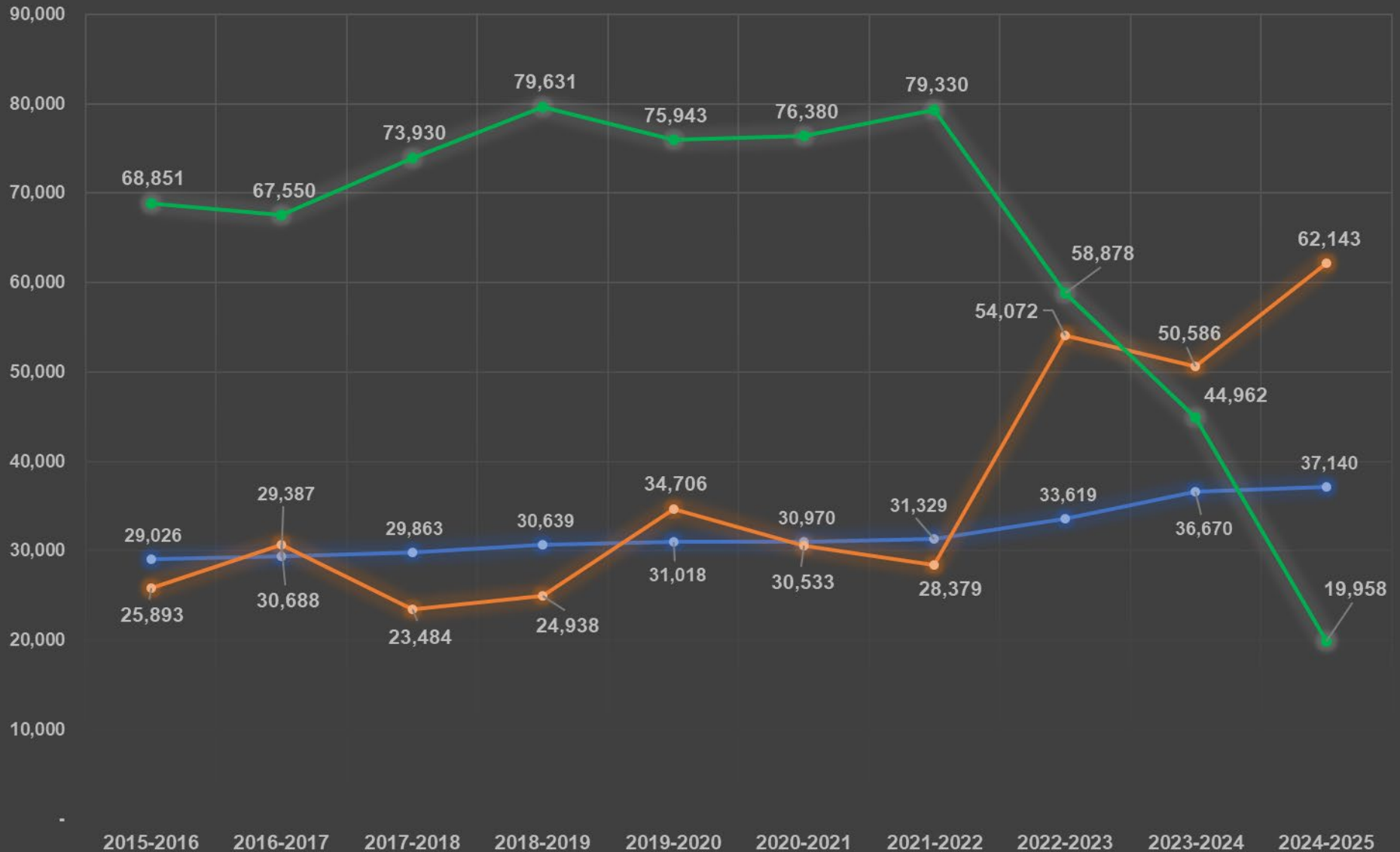


Maurland Manor Annual Fair Share Costs



Maurland Manor Actual Financial Situation: Fund Balance, Revenues, & Expenditures FY 2015-16 through 2024-25

Revenues Expenditures Fund Balance



Proposed Rates

- Rate increase covers operational expenses and contributions towards fund balance
- 10-year capital outlay phase-in
- Healthier fund balance after 5-year rate schedule

Maurland Manor	Current	Proposed				
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Water SFEs	28.0	28.0	28.0	28.0	28.0	28.0
Water Service Charge/SFE	\$1,123	\$1,576	\$1,743	\$1,915	\$2,091	\$2,271
Percent Increase	--	40.37%	10.61%	9.83%	9.18%	8.62%
Repair and Replacement Contribution	--	\$3,460	\$7,095	\$10,821	\$14,640	\$18,555
Projected Fund Balance	\$11,748	\$15,208	\$22,303	\$33,123	\$47,763	\$66,318

Proposed Rates (continued)

MAURLAND MANOR WATER RATE COMPARISON	
	FY 26-27
CAL WATER	\$5,535
CITY OF STOCKTON	\$2,053
MAURLAND MANOR	\$1,576
CSA 35 - SANTOS RANCH	\$1,476
CITY OF TRACY	\$1,363

If Rates Are Not Approved

Without sufficient revenue, may need to impose extreme water conservation measures and/or implement other cost saving measures

- Reduce after-hours and weekend service calls
- Reduce regular maintenance of the system
- Postpone equipment replacement
- Stage 3 conservation measures. This means no outdoor watering.



Next Steps

- Public Hearing scheduled August 18, 2026
- Notices will be mailed by July 1, 2026
- Questions? Call or email:
Shayan Rehman
(209) 468-3023
srehman@sjgov.org
- Visit your district's website at:
www.sjgov.org/ud



Thank you!

Optional Rate

Service Charges with a Uniform Annual Adjustment (Deficit in Year One)

Maurland Manor	Current		Proposed			
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Water SFEs	28.0	28.0	28.0	28.0	28.0	28.0
Annual Service Charge/SFE	\$1,123	\$1,375	\$1,675	\$2,050	\$2,500	\$2,933
Percent Increase	-	22%	22%	22%	22%	17%
Total Revenue	\$37,559	\$44,743	\$53,268	\$63,895	\$76,625	\$88,881
Total Expenses	\$45,770	\$46,914	\$48,087	\$49,289	\$50,521	\$51,784
Fund Balance	\$46,536	\$44,365	\$49,546	\$64,152	\$90,256	\$127,353