

NOTICE OF PUBLIC HEARINGS & SPECIAL MEETING

On Estimates of Proposed Expenditures and Rates for Fees for Fiscal Year 25/26 FOR THE

STRINGFIELD RANCH DOMESTIC WATER IMPROVEMENT DISTRICT

July 9, 2025 at 9.00 a.m.

Hearings and Special Meeting to follow via Zoom Video Conference

Contact jbartos@idsadmin.com for the Zoom invitation

Property owners and customers of the District may appear and be heard on these matters. Objections may be filed with the Chairman of the Board of Directors prior to the date set for the hearing. These objections may be filed at the District Office: Jennifer J. Bartos, District Clerk, Stringfield Ranch Domestic Water Improvement District, 3603 Crossings Drive, Prescott, AZ 86305, jbartos@idsadmin.com. For more information contact Jennifer Bartos at (928) 443-9484

The full Budget, Rates and Fees can be found at
<https://www.improvementdistrictservices.com/stringfield-ranch-dwid>

Stringfield Ranch Domestic Water Improvement District

Fiscal Year 2025/2026 Tentative Budget

Exhibit A

EXPENSE	FY 24/25	12 Month	FY 25/26
O&M Expense	Budget	Estimate	Budget
Administrative Expense			
Additional Admin Services	\$0	\$0	\$7,200
Activation Fee	300	0	1,500
Collections	0	0	150
Permits	500	0	225
Audit	8,000	0	12,500
Attorney Services	150	0	150
Bank Charges	100	0	100
Repayment for Infrastructure	0	0	0
Repayment Reserve	0	0	0
County - Elections	0	0	0
Insurance	3,100	0	3,100
Office Supplies	100	0	100
Operations Expense			
Operations Services	6,000	0	6,000
General Maintenance & Repair	1,000	0	1,000
Flushing Lines	3,850	0	3,850
Publishing	200	0	200
Line Locating	1,500	0	1,500
Contingency	10,000	0	10,000
Capital Repairs Reserve	0	0	0
Total O&M Expense	\$34,800	\$0	\$47,575

Capital Expense

Sewer Line Construction	\$3,500,000	\$0	\$0
Contingency	0	0	0
Total Capital Expense	\$3,500,000	\$0	\$0
Total Expense	\$3,534,800	\$0	\$47,575

REVENUE

User Fees	\$0	\$0	\$0
Activation Fee	300	0	1,500
Collections	0	0	150
Interest	0	0	0
Permit Fees	500	0	1500
Capacity Fees	0	0	24000
Developer Contribution	0	0	20425
Miscellaneous Income	0	0	0
Ad Valorem Tax	0	0	0
Total O&M Revenue	\$800	\$0	\$47,575

Proposed Rates 2025-2026

User Fee Residential: Due upon setting the Water meter	\$130.00 per month flat rate, plus water and sewage usage Water: First 3,000 gallons - \$5.78 per 1,000 gallons Next 7,000 gallons - \$8.66 per 1,000 gallons Next 10,000 gallons - \$12.99 per 1,000 gallons 20,000 gallons and up - \$25.75 per 1,000 gallons Sewer: \$40.16 (\$10.04 per 1,000 gallons of water usage, 4,000 gallons fixed)
Hook-up Fee:	\$8,000.00 per application (sewer & water, includes water meter & backflow preventer)
Permit Fee:	\$500.00 (application/inspection)
Water Meter for Vacant Lot:	\$1,500.00 per meter (charge to be deducted from current hook-up fee when lot is developed)
Ad Valorem Tax:	No Ad Valorem Tax July 1, 2025 to June 30, 2026 Proposed starting July 1, 2026, Ad Valorem Tax - As determined by the Yavapai County Assessor's Office. The current estimate is approximately \$.20 cents per square foot
District Late Fee:	\$7.50 per month
Interest on delinquent accounts:	Pursuant to the most current A.R.S.
Past Due Notice:	\$25.00 per account, per month/quarter
Duplicate Bill:	\$7.50 per account/bill
Copies:	\$0.25 per page/per side
Return payment:	\$40.00 per return (NSF, stop payment, ACH, etc.)
Activation/Transfer Charge:	\$150.00 per activation/transfer of ownership vacant & developed
Reconnection Fee:	\$500.00 per shut-off/turn-on, reconnection
Collection Fees:	
	Copies: \$.60 per page
	Ownership Research: \$95.00 per parcel (no notification of ownership transfer)
	Bill Reprint or Account History Printout: \$1.25 per page
	Past Due Notice: \$25.00 per account (Stamped for accounts w/past due balance)
	Lien Notice: \$185.00 per account, plus postage (sent prior to Lien)
	Second Lien Notice: \$35.00 per notice, plus postage (1 st notice returned)
	File Lien: \$225.00 per account plus recording fees, includes lien release after paid in full