

**APPENDIX A-2
NORTHSTAR COMMUNITY SERVICES DISTRICT
WATER FEE STRUCTURE**

WATER - RESIDENTIAL														
TYPE OF CONNECTION	UNIT OF MEASURE	CONNECTION FEE PER UNIT OF MEASURE (a)						FEE TYPE	MONTHLY USER FEE CHARGE PER UNIT OF MEASURE (a)					
		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Single Family	Residential	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$38.07	\$48.29	\$49.98	\$51.73	\$53.54	\$55.41
								CAPITAL		\$3.76	\$7.52	\$11.28	\$15.04	\$18.80
								TOTAL		\$52.05	\$57.50	\$63.01	\$68.57	\$74.21
Condominium	Studio	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$22.85	\$28.99	\$30.00	\$31.06	\$32.14	\$33.27
								CAPITAL		\$2.26	\$4.51	\$6.77	\$9.03	\$11.28
								TOTAL		\$31.25	\$34.52	\$37.83	\$41.17	\$44.55
Condominium	Lodgetts	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.69	\$1,766.42	OPERATIONS	\$22.85	\$28.98	\$30.00	\$31.05	\$32.13	\$33.26
								CAPITAL		\$2.26	\$4.51	\$6.77	\$9.02	\$11.28
								TOTAL		\$31.24	\$34.51	\$37.82	\$41.16	\$44.54
Condominium	1B-1B	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$26.65	\$33.80	\$34.99	\$36.21	\$37.48	\$38.79
								CAPITAL		\$2.63	\$5.26	\$7.89	\$10.53	\$13.16
								TOTAL		\$36.44	\$40.25	\$44.11	\$48.01	\$51.95
Condominium	2B-1B	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$32.23	\$40.89	\$42.32	\$43.80	\$45.33	\$46.92
								CAPITAL		\$3.18	\$6.37	\$9.55	\$12.73	\$15.91
								TOTAL		\$44.07	\$48.68	\$53.35	\$58.06	\$62.83
Condominium	2B-2B	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$34.24	\$43.43	\$44.95	\$46.53	\$48.15	\$49.84
								CAPITAL		\$3.38	\$6.76	\$10.14	\$13.52	\$16.90
								TOTAL		\$46.81	\$51.71	\$56.67	\$61.68	\$66.74
Condominium	3B-2B	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$36.06	\$45.74	\$47.34	\$49.00	\$50.72	\$52.49
								CAPITAL		\$3.56	\$7.12	\$10.68	\$14.24	\$17.80
								TOTAL		\$49.30	\$54.47	\$59.68	\$64.96	\$70.30
Condominium	4B-2B	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$38.07	\$48.29	\$49.98	\$51.73	\$53.54	\$55.41
								CAPITAL		\$3.76	\$7.52	\$11.28	\$15.04	\$18.80
								TOTAL		\$52.05	\$57.50	\$63.01	\$68.57	\$74.21
Overage(b)	Per 100 cubic feet	--	--	--	--	--	--	OPERATIONS	\$1.92	\$2.43	\$2.52	\$2.61	\$2.70	\$2.79
								CAPITAL		\$0.19	\$0.38	\$0.57	\$0.76	\$0.95
								TOTAL		\$2.62	\$2.90	\$3.18	\$3.46	\$3.74

(a) Connection fees and first year's User Fees shall be due upon the earlier of the District's approval of Building Improvement Plans, initial use of the system, or as otherwise ordered by the Board of Directors of the District.

First year's User Fees will be prorated to the end of the fiscal year.

(b) Overage: Use over 3,000 cubic feet (cf) per 2 months or 18,000 cf annually

(c) Determined by General Manager

**APPENDIX A-2
NORTHSTAR COMMUNITY SERVICES DISTRICT
WATER FEE STRUCTURE**

WATER - COMMERCIAL (a)															
APPURTENANCE CALCULATION															
TYPE OF CONNECTION	UNIT OF MEASURE	CONNECTION FEE PER UNIT OF MEASURE (b)						FEE TYPE	MONTHLY USER FEE CHARGE PER UNIT OF MEASURE (b)						
		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	
Golf Course Irrigation / Snowmaking	Per acre-foot	\$0.00	(c)	(c)	(c)	(c)	(c)	OPERATIONS	\$210.22	\$266.66	\$275.99	\$285.65	\$295.65	\$306.00	
								CAPITAL	--	\$20.76	\$41.52	\$62.27	\$83.03	\$103.79	
								TOTAL	\$210.22	\$287.42	\$317.51	\$347.93	\$378.68	\$409.79	
Hotel (without kitchen)	Living Unit	\$291.42	\$301.61	\$312.17	\$323.10	\$334.41	\$346.11	OPERATIONS	\$22.16	\$28.11	\$29.10	\$30.11	\$31.17	\$32.26	
								CAPITAL	--	\$2.19	\$4.38	\$6.57	\$8.75	\$10.94	
								TOTAL	\$22.16	\$30.30	\$33.47	\$36.68	\$39.92	\$43.20	
Hotel (with kitchen)	Living Unit	\$379.68	\$392.97	\$406.72	\$420.96	\$435.69	\$450.94	OPERATIONS	\$25.92	\$32.89	\$34.04	\$35.23	\$36.46	\$37.74	
								CAPITAL	--	\$2.56	\$5.12	\$7.68	\$10.24	\$12.80	
								TOTAL	\$25.92	\$35.45	\$39.16	\$42.91	\$46.70	\$50.54	
Campsite (with sewer)	# of Sites	\$269.65	\$279.09	\$288.86	\$298.97	\$309.43	\$320.26	OPERATIONS	\$8.23	\$10.44	\$10.81	\$11.19	\$11.58	\$11.98	
								CAPITAL	--	\$0.81	\$1.63	\$2.44	\$3.25	\$4.06	
								TOTAL	\$8.23	\$11.25	\$12.43	\$13.62	\$14.83	\$16.05	
Campsite (without sewer)	# of Sites	\$204.36	\$211.51	\$218.91	\$226.57	\$234.50	\$242.71	OPERATIONS	\$5.14	\$6.52	\$6.75	\$6.99	\$7.23	\$7.49	
								CAPITAL	--	\$0.51	\$1.02	\$1.52	\$2.03	\$2.54	
								TOTAL	\$5.14	\$7.03	\$7.77	\$8.51	\$9.26	\$10.03	
Other Businesses; Ski Clubs, Snack Bars, Service Stations, etc.	Per Unit/Seat	\$85.86	\$88.86	\$91.97	\$95.19	\$98.52	\$101.97	OPERATIONS	\$2.80	\$3.56	\$3.68	\$3.81	\$3.94	\$4.08	
								CAPITAL	--	\$0.28	\$0.55	\$0.83	\$1.11	\$1.38	
								TOTAL	\$2.80	\$3.83	\$4.23	\$4.64	\$5.05	\$5.47	
Markets/Grocery	# of Plumbing Fixture Units	\$85.86	\$88.86	\$91.97	\$95.19	\$98.52	\$101.97	OPERATIONS	\$3.54	\$4.49	\$4.65	\$4.81	\$4.98	\$5.15	
								CAPITAL	--	\$0.35	\$0.70	\$1.05	\$1.40	\$1.75	
								TOTAL	\$3.54	\$4.84	\$5.34	\$5.86	\$6.37	\$6.90	
Laundries	# of 10 lb machines	\$345.82	\$357.93	\$370.45	\$383.42	\$396.84	\$410.73	OPERATIONS	\$8.65	\$10.97	\$11.36	\$11.76	\$12.17	\$12.59	
								CAPITAL	--	\$0.85	\$1.71	\$2.56	\$3.42	\$4.27	
								TOTAL	\$8.65	\$11.83	\$13.07	\$14.32	\$15.58	\$16.87	
	# of 20-50 lb machines	\$692.86	\$717.11	\$742.21	\$768.18	\$795.07	\$822.90	OPERATIONS	\$17.32	\$21.97	\$22.74	\$23.53	\$24.36	\$25.21	
								CAPITAL	--	\$1.71	\$3.42	\$5.13	\$6.84	\$8.55	
								TOTAL	\$17.32	\$23.68	\$26.16	\$28.66	\$31.20	\$33.76	
Restaurants & Bars	# Inside Seats	\$82.22	\$85.10	\$88.08	\$91.16	\$94.35	\$97.66	OPERATIONS	\$1.68	\$2.13	\$2.20	\$2.28	\$2.36	\$2.44	
								CAPITAL	--	\$0.17	\$0.33	\$0.50	\$0.66	\$0.83	
								TOTAL	\$1.68	\$2.30	\$2.54	\$2.78	\$3.03	\$3.27	
	# Outside Seats	\$43.53	\$45.05	\$46.63	\$48.26	\$49.95	\$51.70	OPERATIONS	\$1.68	\$2.13	\$2.20	\$2.28	\$2.36	\$2.44	
								CAPITAL	--	\$0.17	\$0.33	\$0.50	\$0.66	\$0.83	
								TOTAL	\$1.68	\$2.30	\$2.54	\$2.78	\$3.03	\$3.27	
# Banquet Seats	\$24.66	\$25.52	\$26.41	\$27.34	\$28.29	\$29.28	OPERATIONS	\$1.27	\$1.62	\$1.67	\$1.73	\$1.79	\$1.86		
							CAPITAL	--	\$0.13	\$0.25	\$0.38	\$0.50	\$0.63		
							TOTAL	\$1.27	\$1.74	\$1.92	\$2.11	\$2.30	\$2.48		
Theaters / Churches	# of Seats	\$14.51	\$15.02	\$15.54	\$16.09	\$16.65	\$17.23	OPERATIONS	\$0.61	\$0.78	\$0.81	\$0.84	\$0.86	\$0.89	
								CAPITAL	--	\$0.06	\$0.12	\$0.18	\$0.24	\$0.30	
								TOTAL	\$0.61	\$0.84	\$0.93	\$1.02	\$1.11	\$1.20	
Car Wash	# of Bays	\$1,085.83	\$1,123.84	\$1,163.17	\$1,203.88	\$1,246.02	\$1,289.63	OPERATIONS	\$18.65	\$23.66	\$24.49	\$25.35	\$26.23	\$27.15	
								CAPITAL	--	\$1.84	\$3.68	\$5.53	\$7.37	\$9.21	
								TOTAL	\$18.65	\$25.50	\$28.17	\$30.87	\$33.60	\$36.36	
Hydrant / Construction	Per Day	\$15.96	\$16.52	\$17.10	\$17.70	\$18.32	\$18.96	OPERATIONS	--	--	--	--	--	--	
								CAPITAL	--	--	--	--	--	--	
								TOTAL	--	--	--	--	--	--	
	Per 1,000 gallons	--	--	--	--	--	--	--	OPERATIONS	\$1.87	\$2.38	\$2.46	\$2.55	\$2.64	\$2.73
									CAPITAL	--	\$0.19	\$0.37	\$0.56	\$0.74	\$0.93
									TOTAL	\$1.87	\$2.56	\$2.83	\$3.10	\$3.38	\$3.65
Barber Shops	# of Service chairs	\$304.71	\$315.37	\$326.41	\$337.84	\$349.66	\$361.90	OPERATIONS	\$16.55	\$21.00	\$21.73	\$22.49	\$23.28	\$24.10	
								CAPITAL	--	\$1.63	\$3.27	\$4.90	\$6.54	\$8.17	
								TOTAL	\$16.55	\$22.63	\$25.00	\$27.40	\$29.82	\$32.27	
Beauty Salons	# of Service chairs	\$304.71	\$315.37	\$326.41	\$337.84	\$349.66	\$361.90	OPERATIONS	\$23.95	\$30.37	\$31.44	\$32.54	\$33.68	\$34.86	
								CAPITAL	--	\$2.36	\$4.73	\$7.09	\$9.46	\$11.82	
								TOTAL	\$23.95	\$32.74	\$36.17	\$39.63	\$43.14	\$46.68	
Other Commercial (c)	(c)	(c)	(c)	(c)	(c)	(c)	(c)	OPERATIONS	(c)	(c)	(c)	(c)	(c)	(c)	
								CAPITAL	(c)	(c)	(c)	(c)	(c)	(c)	
								TOTAL	(c)	(c)	(c)	(c)	(c)	(c)	
Overage (d)	Per 100 cubic feet	--	--	--	--	--	--	OPERATIONS	\$1.92	\$2.43	\$2.52	\$2.61	\$2.70	\$2.79	
								CAPITAL	--	\$0.19	\$0.38	\$0.57	\$0.76	\$0.95	
								TOTAL	\$1.92	\$2.62	\$2.90	\$3.18	\$3.46	\$3.74	
Pools and Spas	Equivalent Dwelling Unit (EDU)	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.69	\$1,766.42	OPERATIONS	\$38.07	\$48.29	\$49.98	\$51.73	\$53.54	\$55.42	
								CAPITAL	--	\$3.76	\$7.52	\$11.28	\$15.04	\$18.80	
								TOTAL	\$38.07	\$52.05	\$57.50	\$63.01	\$68.58	\$74.21	
Irrigation	# of Plumbing Fixture Units	\$85.86	\$88.87	\$91.98	\$95.19	\$98.53	\$101.97	OPERATIONS	\$2.80	\$3.55	\$3.68	\$3.80	\$3.94	\$4.08	
								CAPITAL	--	\$0.28	\$0.55	\$0.83	\$1.11	\$1.38	
								TOTAL	\$2.80	\$3.83	\$4.23	\$4.63	\$5.04	\$5.46	
Temporary Irrigation (f)	# of Plumbing Fixture Units	\$85.86	\$88.87	\$91.98	\$95.19	\$98.53	\$101.97	OPERATIONS	\$2.80	\$3.55	\$3.68	\$3.80	\$3.94	\$4.08	
								CAPITAL	--	\$0.28	\$0.55	\$0.83	\$1.11	\$1.38	
								TOTAL	\$2.80	\$3.83	\$4.23	\$4.63	\$5.04	\$5.46	

(a) Commercial Fees are determined by summing the appropriate fees from the Meter Calculation and the Appurtenance Calculation tables.
The fee from the meter Calculation table is determined by the size of the meter that is or would be installed.
(b) Connection fees and first year's User Fees shall be due upon the earlier of the District's approval of Building Improvement Plans, initial use of the system, or as otherwise ordered by the Board of Directors of the District.
(c) First year's User Fees will be prorated to the end of the fiscal year.
(d) Determined by General Manager
(e) Overage: use over 3,000 cubic feet (cf) per 2 months or 18,000 cf annually
(f) Fees for pools and spas are assessed by dividing the total volume of the pool or spa by the volume equivalent of one Equivalent Dwelling Unit (EDU) and multiplying the result by the rate shown. One EDU = 36,500 gallons.
(g) Temporary irrigation connection fees will be refunded in full, minus a \$600 fee for installation and inspections. Refund available only for services abandoned and inspected per District requirements.

**APPENDIX A-2
NORTHSTAR COMMUNITY SERVICES DISTRICT
WATER FEE STRUCTURE**

WATER - COMMERCIAL (a)														
METER CALCULATION														
TYPE OF CONNECTION	UNIT OF MEASURE	CONNECTION FEE PER UNIT OF MEASURE (b)						FEE TYPE	MONTHLY USER FEE CHARGE PER UNIT OF MEASURE (b)					
		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
3/4" Meter	Each	\$1,487.28	\$1,539.33	\$1,593.21	\$1,648.97	\$1,706.68	\$1,766.42	OPERATIONS	\$38.07	\$48.29	\$49.98	\$51.73	\$53.54	\$55.42
								CAPITAL	--	\$3.76	\$7.52	\$11.28	\$15.04	\$18.80
								TOTAL	\$38.07	\$52.05	\$57.50	\$63.01	\$68.58	\$74.21
1" Meter	Each	\$1,858.50	\$1,923.54	\$1,990.87	\$2,060.55	\$2,132.67	\$2,207.31	OPERATIONS	\$46.78	\$59.34	\$61.42	\$63.57	\$65.79	\$68.10
								CAPITAL	--	\$4.62	\$9.24	\$13.86	\$18.48	\$23.10
								TOTAL	\$46.78	\$63.96	\$70.66	\$77.43	\$84.27	\$91.19
1-1/2" Meter	Each	\$2,228.50	\$2,306.50	\$2,387.23	\$2,470.78	\$2,557.26	\$2,646.76	OPERATIONS	\$62.41	\$79.16	\$81.93	\$84.80	\$87.77	\$90.84
								CAPITAL	--	\$6.16	\$12.32	\$18.49	\$24.65	\$30.81
								TOTAL	\$62.41	\$85.32	\$94.26	\$103.29	\$112.42	\$121.65
2" Meter	Each	\$2,600.92	\$2,691.96	\$2,786.17	\$2,883.69	\$2,984.62	\$3,089.08	OPERATIONS	\$77.95	\$98.88	\$102.35	\$105.93	\$109.63	\$113.47
								CAPITAL	--	\$7.70	\$15.40	\$23.09	\$30.79	\$38.49
								TOTAL	\$77.95	\$106.58	\$117.74	\$129.02	\$140.43	\$151.96
3" Meter	Each	\$3,714.56	\$3,844.57	\$3,979.13	\$4,118.40	\$4,262.54	\$4,411.73	OPERATIONS	\$194.80	\$247.11	\$255.76	\$264.71	\$273.97	\$283.56
								CAPITAL	--	\$19.24	\$38.47	\$57.71	\$76.94	\$96.18
								TOTAL	\$194.80	\$266.34	\$294.23	\$322.41	\$350.92	\$379.74
4" Meter	Each	\$5,201.84	\$5,383.90	\$5,572.34	\$5,767.37	\$5,969.23	\$6,178.15	OPERATIONS	\$311.68	\$395.37	\$409.20	\$423.53	\$438.35	\$453.69
								CAPITAL	--	\$30.78	\$61.55	\$92.33	\$123.11	\$153.89
								TOTAL	\$311.68	\$426.14	\$470.76	\$515.86	\$561.46	\$607.58
6" Meter	Each	\$7,060.33	\$7,307.44	\$7,563.20	\$7,827.92	\$8,101.89	\$8,385.46	OPERATIONS	\$546.07	\$692.69	\$716.93	\$742.02	\$767.99	\$794.87
								CAPITAL	--	\$53.92	\$107.84	\$161.77	\$215.69	\$269.61
								TOTAL	\$546.07	\$746.61	\$824.77	\$903.79	\$983.68	\$1,064.48
>6" Meter	Each	(c)	(c)	(c)	(c)	(c)	(c)	OPERATIONS	(c)	(c)	(c)	(c)	(c)	(c)
								CAPITAL	(c)	(c)	(c)	(c)	(c)	(c)
								TOTAL	(c)	(c)	(c)	(c)	(c)	(c)

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- (f) Temporary irrigation connection fees will be refunded in full, minus a \$600 fee for installation and inspections. Refund available only for services abandoned and inspected per District requirements.