

# Forest Lakes Mutual Water Company

## 2024 List of Charges

### ASSESSMENTS

The yearly assessment paid to Forest Lakes Mutual Water Company (FLMWC) covers the period from January 1st through December 31st. These charges are based, in part, on a determination of property use characteristics, as set forth in FLMWC Bylaw I, Sections 9 and 10.

<b>\$2521.00</b>	Improved Parcels -- one assessment amount charged for <u>each</u> single family residential unit per improved parcel, as characterized in Bylaw 1, served from a single water connection.
<b>\$2521.00</b>	ADU – one assessment charged for each ADU as characterized in FLMWC Bylaw 1, Section 9.
<b>\$1260.50</b>	50% Agreement ADU – 50% assessment charged for additional ADU through a single water connection. Combined usage must remain below 250 gpd to qualify for 50% reduction. Exceeding allotment will result in charging of a second full assessment.
<b>\$658.00</b>	Unimproved Parcels -- unimproved parcel of land with no water service or hook-up
<b>\$8.00</b>	Monthly statement billing fee charged for each monthly billing cycle until the balance is paid in full.
<b>\$10.00</b>	Late fee added to each installment billing statement in which minimum required assessment payment not received by 25 <sup>th</sup> of the month.

*Upon property transfer, accounts must be paid in full. Properties with delinquent accounts may be subject to placement of an assessment lien filed with the Santa Cruz County Recorder.*

### STOCK TRANSFER FEE

<b>\$5000.00</b>	Non-refundable, one-time charge for each parcel that is sold within FLMWC water service area. Buyer pays fee at close of escrow or as agreed to in escrow documents.
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### NEW WATER CONNECTION FEE

A moratorium on new water connections has been in place within the FLMWC service area since 2004 due to limited system capacity; therefore, no new connections are possible unless the moratorium is lifted. If and when lifted, fees for installation of a meter and a new water service connection would be at least the following:

<b>\$1,000.00</b>	Unimproved parcels with current assessment payments
<b>\$10,000.00</b>	Unimproved parcels with non-payment of unimproved lot assessment fees (status termed Storage and Transmission by FLMWC)

### RECREATION

<b>\$125.00</b>	<u>Annual</u> Swim I.D. Card for non-stockholder residents living within Forest Lakes tract boundaries
<b>\$25.00</b>	Lost swim I.D. card charge (Swim I.D. cards not issued unless assessment is current)

### MISCELLANEOUS

<b>\$18.00</b>	Lien Recording Fee
<b>\$20.00</b>	Hard Copy of Bylaws & Articles of Incorporation
<b>\$30.00</b>	Returned check charge
<b>\$40.00</b>	Personalized Name Sign
<b>\$75.00-\$150.00</b>	Water reconnection fee for service shut-off due to delinquent assessment accounts
<b>\$150.00</b>	Requests for water shut-off service calls, due to homeowner pipe breakage, outside of normal staff hours (7:30a to 3:30p)
<b>\$100.00</b>	Backflow device testing
<b>Varies</b>	Installation of required backflow device – cross connection control program

PLEASE NOTE: THE ABOVE CHARGES AND DATES ARE SUBJECT TO CHANGE.  
PLEASE CALL FOR FINAL CHARGES OR WITH ANY QUESTIONS AT 831-335-5774.

# Forest Lakes Mutual Water Company

## BILLING AND PAYMENT POLICY

Forest Lakes Mutual Water Company charges an Annual Assessment. Assessments are invoiced in December of each year for the following fiscal year. Payment of the annual assessment is due by January 15<sup>th</sup>.

### ALTERNATIVE PAYMENT PLAN

FLMWC also offers an alternative payment plan. Shareholders may extend payments over a period of eleven (11) months, beginning in January and continuing through November.

Statements will be sent at the end of each month to shareholders with an open balance.

There is an \$8.00 monthly statement billing fee charged for each monthly billing cycle until the balance is paid in full. Payments of less than the monthly installment amount as stated on both front and back of each statement does not relieve shareholders from potential discontinuation of service.

### 2024 ALTERNATIVE PAYMENT PLAN REQUIRED MINIMUM PAYMENTS:

**Improved Lots/ADU:** A minimum payment of \$237.18 is due by the 15<sup>th</sup> of each month (January – November).

**50% Agreement ADU:** A minimum payment of \$114.59 is due by the 15<sup>th</sup> of each month for the agreed ADU and \$237.18 per month for the Improved Lot (January – November). Total monthly payment \$351.77 (Jan. – Nov.)

**Unimproved Lot:** A minimum payment of \$67.82 is due by the 15<sup>th</sup> of each month (January – November).

### LATE PAYMENTS & FEES

Accounts with the minimum required payment received after the 25<sup>th</sup> of each month will be considered delinquent and assessed a **\$10.00** late fee. **Postmark dates** will not be considered as proof of timely payment. Accounts with monthly payments less than the minimum required will also be considered delinquent and assessed a **\$10.00** late fee. Accounts will incur a **\$30.00** fee for check payments that are returned due to insufficient funds or account closures.

Unpaid accounts or insufficient payment amounts (partial payments less than monthly minimums) may be subject to water disconnection.

Payments may be made by personal check, money order, cashier's check, or cash. Payments submitted must equal or exceed the minimum amount due shown on the invoice or statement.

Excessive Water Use and other fees are billed monthly when applicable and are due within 30 days.

The approved Billing and Payment Policy in its entirety can be found on our website.

Make checks payable to and mail to or drop-off at:

**FOREST LAKES MUTUAL WATER COMPANY**  
**910 Fern Avenue, Felton, CA 95018-9654**

*Upon property transfer, accounts must be paid in full. Properties with delinquent accounts may be subject to placement of an assessment lien filed with the Santa Cruz County Recorder.*