

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Auditor-Controller *JK*

BOARD AGENDA # \*B-1

Urgent  Routine

AGENDA DATE April 30, 2013

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Adopt the Property Tax Administration Cost Recovery Plan

STAFF RECOMMENDATIONS:

1. Adopt the Property Tax Administration Cost Recovery Plan.
2. Approve the report determining the Property Tax Administration Costs based on Fiscal Year 2011-2012 expenditures as \$7,220,135 and establishing the proportion of said costs attributable to incorporated cities and other jurisdictions in Fiscal Year 2012-2013.
3. Authorize the collection of said costs pursuant to the provisions of the Revenue and Taxation Code Sections 95.3 and 97.75, and Stanislaus County Ordinance Code Section 4.44.010.

FISCAL IMPACT:

Adoption of the report and authorizing recovery of Property Tax Administration fees (PTAF) will provide \$1,186,356 of revenues to the Property Tax Administration Departments of Assessor, Auditor-Controller, Chief Executive Office and Tax Collector's Office. These departments have estimated PTAF revenue in their 2012-2013 budgets. The amount recovered is significantly decreased from prior years as the California Supreme Court ruled in November 2012 that the additional property taxes the Cities and County receive from the Triple Flip and VLF Swap are not to be included as property tax revenue in the PTAF calculation.

BOARD ACTION AS FOLLOWS:

No. 2013-190

On motion of Supervisor Withrow, Seconded by Supervisor O'Brien  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Withrow, Monteith, De Martini and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

*Christine Ferraro*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

**DISCUSSION:**

With the passage of the State Budget for Fiscal Year 1990-1991, funding for Stanislaus programs was reduced. To partially make up these reductions and avoid significant service losses in health, criminal justice and social service programs, the Legislature and the Governor granted counties authority under SB2557 to recover the cost of property tax administration and jail booking fees from other jurisdictions.

During the Fiscal Year 1991-1992 regular session of the State Legislature, a change was made to Revenue and Taxation Code Section 97(f) to exempt school districts, community college districts, and county offices of education from property tax administration cost recovery.

During the Fiscal Year 1992-1993 session of the State Legislature, various provisions of the Revenue and Taxation Code were changed to allow shifting a portion of the property tax revenue due to local government jurisdictions to the Educational Revenue Augmentation Fund (ERAF). Revenue and Taxation Code Section 97.5 (d) was then modified to allow the County to recover the property tax administration costs related to the shifted revenue.

The Fiscal Year 1994-1995 session of the State Legislature repealed section 97 related to the property tax administration cost recovery and replaced it with Revenue and Taxation Code Section 95.2, which continued the provisions of the repealed sections. The new section added legislative intent that recognized that the County was bearing a disproportionate share of property tax administration and provided for collection from local agencies of the proportionate share of those costs.

Revenue and Taxation Code Section 95.3 has superseded section 95.2. The new section eliminates the authority of the County to charge the Educational Revenue Augmentation Fund for property tax administration costs. It also allows the Auditor-Controller to include the Assessment Appeals Board expenses in calculating costs. In addition, it provides for offsetting property tax allocations in the amount of the recovery costs as opposed to invoicing, as had been the practice in the past. It also affirms that costs are to be allocated based on the proportionate share of property taxes allocated to taxing agencies.

SB1096 (Budget Act of 2004) dramatically altered State and local government funding. Beginning in Fiscal Year 2004-2005, the collection and distribution of certain sales tax and vehicle license fees (VLF) received by local agencies were changed. These revenues were partially eliminated and replaced by property tax revenue now administered by the counties. To fund the distribution of these revenues, the law provided for the transfer of property taxes from the Educational Revenue Augmentation Fund to the local agencies. Previously local agencies received these revenues directly from the State. As a result of these changes, the county and cities began receiving a larger portion of funds generated from property taxes and consequently were required under Revenue & Taxation Code 95.3 to pay a larger share of the property tax

administration cost. It should be noted that all counties in the State followed the SB 1096 Guidelines in calculating the Property Tax Administration Fee.

In Fiscal Year 2004-2005 and Fiscal Year 2005-2006 the State (SB 1096) required additional transfers of property taxes for counties and cities to the Educational Revenue Augmentation Fund. This temporary additional transfer was known as ERAF III. The State recognized that these additional ERAF transfers coupled with a higher recovery rate of property tax administration costs would severely compromise local agencies' budgets. To alleviate this inequity, the State suspended the recovery of the property tax administration costs at the higher recovery percentages until the sunset of the additional transfer of taxes to the Educational Revenue Augmentation Fund (ERAF III) as of June 30, 2006.

Cities have taken a different view of the impact of replacing VLF and Sales Tax revenues with Property Tax revenues. They maintain that the application of SB 1096 (Revenue and Tax Code Sections 97.68, 97.70, and 97.75) did not intend for the replaced VLF and Sales Tax revenues to be counted as property taxes for the purpose of the Property Tax Administration Cost Recovery Calculation. The cities have interpreted these sections to limit the increase in recovery of costs only to the extent that the "marginal" expenses for the implementation of the Sales Tax revenue ("triple flip") and VLF swap (SB 1096) increase the overall cost of property tax administration. From 2007 through 2009, meetings and communications took place between the California State Association of Counties (CSAC), the League of California Cities, the State Controller's Office, and the County Counsels' Association, in an effort to resolve this difference of opinions. These conciliatory efforts did not provide a solution.

There have been two court cases (City of Alhambra, et al, v. County of Los Angeles, Los Angeles County Auditor-Controller Wendy Watanabe, Case Number BS 116375 and City of Clovis, et al v. County of Fresno et al, case number 08CECG03585) with conflicting rulings. The trial court ruled in favor of Los Angeles County, in the City of Alhambra v. County of Los Angeles case. The Court of Appeal was reversed and remanded back to the lower court. Instead, Los Angeles County took the case to the California Supreme Court.

The California Supreme Court elected to hear the case and it came to a decision in November 2012. The Supreme Court ruled in favor of the City of Alhambra and determined that the additional property taxes distributed to the county and cities should not be counted as property taxes for the purpose of the Property Tax Administration Cost Recovery Calculation.

The total calculated net property tax administration costs for Fiscal Year 2011-2012 is \$7,220,135. The distribution of those costs to each jurisdiction is also provided. Of this amount, \$5,172,287 relates to schools and by law these costs are not recoverable by the County.

PROPERTY TAX ADMINISTRATION COSTS SUMMARY

County General Fund	\$	883,518
Schools (not recoverable)		5,172,287
Cities		442,185
Redevelopment Agencies		492,644
Special Districts		249,593
Credit for non-AB8 entities		(20,092)
TOTAL	\$	<u>7,220,135</u>

RECOVERY AMOUNTS TO BE ALLOCATED TO:

Assessor's Office	\$	910,516
Auditor-Controller's Office		88,751
Tax Collector's Office		152,178
Chief Executive Office (Assessment Appeals Board)		34,911
TOTAL	\$	<u>1,186,356</u>

These calculations are based on the attached Fiscal Year 2012-2013 Stanislaus County Property Tax Administration Fee Cost Calculations Final Report, listed as Attachment A. The property tax administration costs are reduced by the non-recoverable School's portion and the County General Fund costs to derive the recoverable amounts that are apportioned to the tax administration departments as a ratio of the total. There is an additional small difference of \$1,934 that results in not charging those agencies that have already paid more in their direct assessment fee than their property tax administration fee.

**POLICY ISSUES:**

The Stanislaus County Code Section 4.44.010 requires the Auditor-Controller to submit a final report of Property Tax Administration costs for the review by the Board of Supervisors and the affected agencies. A copy of the final report was mailed to all affected agencies on April 3, 2013. Refer to sample copies of the letters, listed as Attachment B-1 and Attachment B-2, and sent to the affected agencies along with a list of these agencies. The accompanying letter requested that any affected agencies respond to the Clerk of the Board before April 30, 2013 to set a public hearing. No requests for removal from the consent calendar were received. Adoption of this agenda item supports the Board of Supervisors' priority of Efficient Delivery of Public Services.

**STAFFING IMPACT:**

Staff in the offices of the Assessor, Assessment Appeals Board, Auditor-Controller, County Counsel, and the Treasurer-Tax Collector; have been involved in the development and accumulation of data required for this report. The report has also been subjected to a review by the Auditor-Controller. The current staffing level in the Auditor-Controller's Office is sufficient to administer the Property Tax Administration Program for the affected local agencies.

**CONTACT PERSON:**

Todd Filgas, Manager III, Property Tax Division

Telephone: 525-6597



**Stanislaus County**  
**Property Tax Administration Fee**  
**Cost Calculations**

**Final Report**

**For use in Fiscal Year 2012/2013**

## **METHODOLOGY**

- I. **PROCESS DEFINED**: Four departments were reviewed for property tax administration costs -- Auditor-Controller, Tax Collector, Assessor, and the Clerk of the Board.

Each department was reviewed and property tax related activities and/or functions were defined. All services that were property tax related were grouped into a "Property Tax" function. Other services (including those allocated in the countywide cost allocation plan) were classified as "All Other". Any function that was administrative in nature was so classified.

- II. **COSTS DISTRIBUTED**: Using the procedures described above, each staff member was categorized in terms of assignments and responsibilities.

This distribution provided an allocation base for salary, benefits, services and supplies, and overhead costs. Certain specialized costs were analyzed separately and spread in a specific manner.

## **RESULTS**

The total 2011/2012 net cost for property tax administration equals \$7,220,135.

Distributing this cost over the Auditor-Controller's apportionment percentages for 2012/2013 results in the calculations shown on the following pages:

**STANISLAUS COUNTY  
PROPERTY TAX ADMINISTRATIVE COST  
SUMMARY  
CHART A  
FISCAL YEAR 2011/2012**

	ASSESSOR	TAX COLLECTOR	AUDITOR- CONTROLLER
SALARIES & BENEFITS	\$4,640,296	\$633,306	\$398,333
SERVICES & SUPPLIES	\$631,158	\$345,027	\$41,810
OTHER CHARGES	\$148,987	\$74,090	
GENERAL & A-87 OVERHEAD	\$311,466	\$106,117	\$122,327
DEPARTMENTAL COST :	\$5,731,907	\$1,158,540	\$562,470
ASSESSMENT APPEALS BOARD		\$234,618	
<b>TOTAL COST :</b>		<b><u>\$7,687,535</u></b>	
TAX RELATED REVENUES :			
OTHER ASSESSMENTS		(\$18,690)	
OTHER REVENUES	(\$81,379)	(\$37,242)	
COLLECTION COST		(\$54,490)	
CHARGES FOR CURRENT SERVICES	(\$18,997)	\$0	(\$13,548)
ASSESSMENT & TAX COLLECTION FEES		(\$125,588)	
SB 813		(\$117,467)	
<b>NET PROPERTY TAX ADMINISTRATIVE COST :</b>		<b>\$7,220,135</b>	

<b>Total revenue offsets :</b>	<b>(\$536,903)</b>
<b>General credits this page</b>	<b>(\$467,400)</b>
<b>Direct assessments from chart B</b>	<b>(\$69,503)</b>



**STANISLAUS COUNTY**  
**PROPERTY TAX ADMINISTRATION COST ALLOCATION**  
**CHART B**  
**FISCAL YEAR 2011/2012 COSTS**  
**FISCAL YEAR 2012/2013 ALLOCATION PERCENTAGES**

Code	Description	Net ABB	Unitary &	Sales Tax	VLF Swap	Adjusted Net	Admin. Cost	Admin Cost	Direct	Adjusted
		2012/2013	Operating	Triple Flip	W/ Growth	Revenue	Apportionment	Less		Administrative
		Allocation	Non-Unitary	W/ True-up	Adjustment	F	Factors	Offsets	Credit	Cost
		A+C	B	Does Not Apply FY12/13						
00010	COUNTY-GENERAL FUND	\$37,163,793.22	\$1,017,645.34			\$38,181,438.56	11.274243208%	\$814,015.53	\$69,502.80	\$0.00
00100	CO SUPT OF SCHOOLS	\$1,387,362.00	\$18,439.70			\$1,405,801.70	0.415106158%	\$29,971.22		
00500	COUNTY FIRE SERVICE	\$1,011,254.60	\$14,646.07			\$1,025,900.67	0.302928703%	\$21,871.86		\$21,871.86
06320	CITY OF CERES	\$1,698,629.10	\$37,780.06			\$1,736,409.16	0.512728172%	\$37,019.66	(\$1,947.40)	\$35,072.26
06321	CITY OF HUGHSON	\$190,675.63	\$4,088.76			\$194,764.39	0.057510172%	\$4,152.31	(\$787.40)	\$3,364.91
06322	CITY OF MODESTO	\$10,605,788.88	\$212,272.37			\$10,818,061.25	3.194365068%	\$230,637.46	(\$2,451.80)	\$228,185.66
06323	CITY OF NEWMAN	\$454,674.35	\$13,035.72			\$467,710.07	0.138105773%	\$9,971.42	(\$934.60)	\$9,036.82
06324	CITY OF OAKDALE	\$1,248,668.48	\$23,736.47			\$1,272,404.95	0.375716668%	\$27,127.25	(\$2,638.80)	\$24,488.45
06325	CITY OF PATTERSON	\$1,824,732.53	\$24,001.13			\$1,848,733.66	0.545895432%	\$39,414.38	(\$3,600.60)	\$35,813.78
06326	CITY OF RIVERBANK	\$1,124,772.33	\$21,487.93			\$1,146,260.26	0.338468571%	\$24,437.89	(\$891.80)	\$23,546.09
06327	CITY OF TURLOCK	\$3,701,678.50	\$64,031.02			\$3,765,709.52	1.111941472%	\$80,283.67	(\$1,988.00)	\$78,295.67
06328	CITY OF WATERFORD	\$214,570.00	\$5,021.13			\$219,591.13	0.064841030%	\$4,681.61	(\$300.20)	\$4,381.41
10000	HILLS FERRY CEMETERY	\$109,830.64	\$3,151.03			\$112,981.67	0.033361310%	\$2,408.73		\$2,408.73
10050	KNIGHTS FERRY CEMETERY	\$4,087.39	\$86.92			\$4,174.31	0.001232593%	\$88.99		\$88.99
10100	PATTERSON CEMETERY	\$107,840.24	\$3,161.45			\$111,001.69	0.032776661%	\$2,366.52		\$2,366.52
10150	COUNTY RDA AREA 1 - SALIDA	\$1,560,808.87	\$5,021.88			\$1,565,830.75	0.462359653%	\$33,382.99		\$33,382.99
10200	COUNTY RDA AREA 2 - EYEFIVE	\$99,657.59	\$443.48			\$100,101.07	0.029557917%	\$2,134.12		\$2,134.12
10250	COUNTY RDA AREA 4 - EMPIRE	\$14,223.94	\$635.77			\$14,859.71	0.004387786%	\$316.80		\$316.80
10300	COUNTY RDA AREA 5 - SEVENTH	\$42,170.71	\$157.35			\$42,328.06	0.012498661%	\$902.42		\$902.42
10350	COUNTY RDA AREA 6 - SHACKELFORD	\$108,630.65	\$1,201.29			\$109,831.94	0.032431256%	\$2,341.58		\$2,341.58
10400	COUNTY RDA AREA 7 - GRAYSON	\$32,741.11	\$249.16			\$32,990.27	0.009741391%	\$703.34		\$703.34
10450	COUNTY RDA AREA 8 - KEYES	\$602,983.78	\$1,941.36			\$604,925.14	0.178622739%	\$12,896.80		\$12,896.80
10500	COUNTY RDA AREA 9 - AIRPORT	\$1,745,866.32	\$2,904.67			\$1,748,770.99	0.516378382%	\$37,283.21		\$37,283.21
10550	COUNTY RDA AREA 10 - DENAIR	\$88,659.70	\$474.88			\$89,134.58	0.026319724%	\$1,900.32		\$1,900.32
10600	COUNTY RDA AREA 11 - HICKMAN	\$91,040.87	\$476.17			\$91,517.04	0.027023219%	\$1,951.11		\$1,951.11
10650	COUNTY RDA AREA 13 - VALLEY HOME	\$1,587.31	\$37.16			\$1,624.47	0.000479675%	\$34.63		\$34.63
10700	COUNTY RDA AREA 14 - BUTTE GLENN	\$119,248.04	\$1,690.81			\$120,938.85	0.035710912%	\$2,578.38		\$2,578.38
10750	COUNTY RDA AREA 15 - CROWS LANDING	\$39,401.09	\$109.77			\$39,510.86	0.011666796%	\$842.36		\$842.36
10800	COUNTY RDA AREA 16 - SHELL	\$6,837.41	\$42.89			\$6,880.30	0.002031620%	\$146.69		\$146.69
10850	COUNTY RDA AREA 17 - MONTEREY	\$18,489.66	\$76.26			\$18,565.92	0.005482158%	\$395.82		\$395.82
11650	DENAIR COMMUNITY SERVICES DISTRICT	\$52,773.56	\$769.84			\$53,543.40	0.015810334%	\$1,141.53		\$1,141.53
11700	GRAYSON COMMUNITY SERVICES DISTRICT	\$5,715.51	\$138.63			\$5,854.14	0.001728615%	\$124.81	(\$466.80)	\$0.00
11750	HIGHWAY VILLAGE CSD (CITY OF MODESTO)	\$16,844.16	\$356.01			\$17,200.17	0.005078879%	\$366.70		\$366.70
11800	KEYES COMMUNITY SERVICES DISTRICT	\$1,004.96	\$223.46			\$1,228.42	0.000362729%	\$26.19	(\$305.40)	\$0.00
11850	KNIGHTS FERRY COMMUNITY SERVICES DISTRICT	\$6,341.14	\$383.56			\$6,724.70	0.001985674%	\$143.37		\$143.37
12000	WATERFORD COMMUNITY SERVICES DISTRICT	\$27,922.86	\$1,028.91			\$28,951.77	0.008548900%	\$617.24		\$617.24
12050	WESTLEY COMMUNITY SERVICES DISTRICT	\$1,347.35	\$225.14			\$1,572.49	0.000464326%	\$33.52		\$33.52
12100	COUNTY SERVICE AREA 1- FAIRVIEW TRACT	\$1,044.05	\$17.94			\$1,061.99	0.000313585%	\$22.64		\$22.64
12900	BURBANK-PARADISE FIRE	\$65,746.35	\$1,317.53			\$67,063.88	0.019802672%	\$1,429.78	(\$1,034.20)	\$395.58
12950	STAN CONSOL FIRE PRO DIST	\$2,325,752.85	\$34,396.72			\$2,360,149.57	0.696906698%	\$50,317.60	(\$5,246.20)	\$45,071.40
13000	CERES FIRE	\$24,546.60	\$725.47			\$25,272.07	0.007462355%	\$538.79	(\$236.00)	\$302.79
13050	DENAIR FIRE	\$118,439.32	\$1,325.06			\$119,764.38	0.035364114%	\$2,553.34		\$2,553.34
13150	HUGHSON FIRE	\$264,749.06	\$2,363.34			\$267,112.40	0.078873146%	\$5,694.75	(\$702.80)	\$4,991.95
13200	INDUSTRIAL FIRE	\$159,033.89	\$3,694.31			\$162,728.20	0.048050502%	\$3,469.31	(\$1,762.20)	\$1,707.11
13250	KEYES FIRE	\$131,223.40	\$1,344.41			\$132,567.81	0.039144720%	\$2,826.30	(\$527.20)	\$2,299.10

**STANISLAUS COUNTY**  
**PROPERTY TAX ADMINISTRATION COST ALLOCATION**  
**CHART B**  
**FISCAL YEAR 2011/2012 COSTS**  
**FISCAL YEAR 2012/2013 ALLOCATION PERCENTAGES**

Code	Description	Net AB8	Unitary &	Sales Tax	VLF Swap	Adjusted Net	Admin. Cost	Admin Cost	Direct	Adjusted
		2012/2013	Operating	Triple Flip	W/ Growth	Revenue	Apportionment	Less		Administrative
		Allocation	Non-Unitary	W/ True-up	Adjustment	F	Factors	Offsets	Credit	Cost
		A+C	B	Does Not Apply FY12/13						
							G	H	I	J
13400	MOUNTAIN VIEW FIRE	\$82,312.98	\$1,321.41			\$83,634.39	0.024695624%	\$1,783.06	(\$292.80)	\$1,490.26
13450	OAKDALE FIRE	\$400,791.32	\$7,661.65			\$408,452.97	0.120608293%	\$8,708.08	(\$948.60)	\$7,759.48
13550	SALIDA FIRE	\$538,724.51	\$4,564.48			\$543,288.99	0.160422772%	\$11,582.74	(\$1,392.20)	\$10,190.54
13600	TURLOCK FIRE	\$118,493.23	\$3,250.90			\$121,744.13	0.035948696%	\$2,595.54	(\$405.60)	\$2,189.94
13750	WESTPORT FIRE	\$65,353.71	\$690.39			\$66,044.10	0.019501550%	\$1,408.04	(\$305.40)	\$1,102.64
13800	WEST STANISLAUS FIRE	\$265,297.61	\$12,891.24			\$278,188.85	0.082143808%	\$5,930.89	(\$968.20)	\$4,962.69
13850	WOODLAND AVE FIRE	\$160,685.61	\$2,418.08			\$163,103.69	0.048161377%	\$3,477.32		\$3,477.32
13950	PATTERSON HOSPITAL DISTRICT	\$727,064.35	\$18,375.31			\$745,439.66	0.220113970%	\$15,892.52	(\$1,924.60)	\$13,967.92
14000	WESTSIDE HOSPITAL DISTRICT	\$78,067.56	\$2,064.61			\$80,132.17	0.023661486%	\$1,708.39	(\$851.80)	\$856.59
14050	AIRPORT NEIGHBORHOOD LIGHT	\$4,828.00	\$415.12			\$5,243.12	0.001548192%	\$111.78	(\$102.80)	\$8.98
14150	COUNTRY CLUB ESTATES LIGHTING	\$1,455.81	\$15.33			\$1,471.14	0.000434399%	\$31.36	(\$26.60)	\$4.76
14200	CROWS LANDING LIGHTING	\$1,415.52	\$155.19			\$1,570.71	0.000463800%	\$33.49	\$0.00	\$33.49
14300	DENAIR LIGHTING	\$4,425.97	\$75.46			\$4,501.43	0.001329186%	\$95.97	(\$268.20)	\$0.00
14350	EMPIRE LIGHTING	\$10,272.31	\$414.95			\$10,687.26	0.003155742%	\$227.85	(\$194.20)	\$33.65
14400	FAIRVIEW TRACT LIGHTING	\$3,679.03	\$58.58			\$3,737.61	0.001103644%	\$79.68	(\$50.00)	\$29.68
14800	MANCINI PARK LIGHTING	\$218.85	\$3.56			\$222.41	0.000065673%	\$4.74	(\$39.80)	\$0.00
14850	MONTEREY PARK LIGHTING	\$833.56	\$5.65			\$839.21	0.000247803%	\$17.89	(\$15.00)	\$2.89
15000	OLYMPIC TRACT LIGHTING	\$4,083.43	\$75.33			\$4,158.76	0.001228002%	\$88.66	(\$65.60)	\$23.06
15200	RICHLAND TRACT LIGHTING	\$2,477.57	\$34.23			\$2,511.80	0.000741686%	\$53.55	(\$31.00)	\$22.55
15350	SALIDA LIGHTING	\$8,633.62	\$518.49			\$9,152.11	0.002702442%	\$195.12	(\$871.40)	\$0.00
15600	SUNSET OAKS LIGHTING	\$5,713.02	\$123.09			\$5,836.11	0.001723291%	\$124.42	(\$72.00)	\$52.42
15650	SYLVAN VILLAGE NO 2 LIGHTING	\$1,689.13	\$22.83			\$1,711.96	0.000505509%	\$36.50	(\$13.20)	\$23.30
15700	TEMPO PARK LIGHTING	\$2,287.58	\$28.89			\$2,316.47	0.000684009%	\$49.39	(\$65.80)	\$0.00
15750	WATERFORD LIGHTING	\$16,362.02	\$507.30			\$16,869.32	0.004981185%	\$359.65	(\$375.40)	\$0.00
15950	EASTSIDE MOSQUITO ABATEMENT	\$1,600,677.21	\$21,671.44			\$1,622,348.65	0.479048300%	\$34,587.93		\$34,587.93
16000	TURLOCK MOSQUITO ABATEMENT	\$1,289,230.99	\$20,508.43			\$1,309,739.42	0.386740817%	\$27,923.21	(\$12,922.60)	\$15,000.61
16250	CENTRAL IRRIGATION DISTRICT	\$56,530.44	\$1,284.40			\$57,814.84	0.017071608%	\$1,232.59		\$1,232.59
16300	OAKDALE IRRIGATION DISTRICT	\$1,541,677.26	\$19,741.44			\$1,561,418.70	0.461056860%	\$33,288.93	(\$127.60)	\$33,161.33
16350	TURLOCK IRRIGATION DISTRICT	\$1,183,824.45	\$13,731.25			\$1,197,555.70	0.353615126%	\$25,531.49		\$25,531.49
16400	WEST STANISLAUS IRRIGATION DISTRICT	\$292,429.24	\$4,474.44			\$296,903.68	0.087669937%	\$6,329.89		\$6,329.89
16450	STORM DRAIN NO 1	\$678.29	\$52.24			\$730.53	0.000215711%	\$15.57		\$15.57
16700	STORM DRAIN NO 6	\$2,490.71	\$66.33			\$2,557.04	0.000755045%	\$54.52		\$54.52
16800	STORM DRAIN NO 8	\$43,694.16	\$181.08			\$43,875.24	0.012955513%	\$935.41		\$935.41
16900	STORM DRAIN NO 10	\$499.58	\$7.23			\$506.81	0.000149651%	\$10.81		\$10.81
16950	SHERWOOD FOREST DRAIN	\$1,414.36	\$26.10			\$1,440.46	0.000425340%	\$30.71		\$30.71
17050	EAST STANISLAUS RESOURCE CONSERVATION	\$2,691.96	\$17.89			\$2,709.85	0.000800166%	\$57.77		\$57.77
17100	RECLAMATION DISTRICT NO 2063	\$48,653.95	\$903.82			\$49,557.77	0.014633455%	\$1,056.56	(\$154.80)	\$901.76
17150	RECLAMATION DIST NO 2091	\$4,441.25	\$34.41			\$4,475.66	0.001321576%	\$95.42	(\$113.00)	\$0.00
17200	WEST STANISLAUS RESOURCE CONSERVATION	\$24,748.87	\$618.36			\$25,367.23	0.007490454%	\$540.82		\$540.82
17550	EMPIRE SANITARY	\$23,530.96	\$931.11			\$24,462.07	0.007223178%	\$521.52		\$521.52
17600	SALIDA SANITARY	\$25,352.72	\$3,294.02			\$28,646.74	0.008458830%	\$610.74	(\$990.60)	\$0.00
17700	CHATOM ELEM-GEN	\$1,315,247.23	\$27,422.91			\$1,342,670.14	0.396464625%	\$28,625.28		\$28,625.28
17750	ERAF	\$50,711,606.46	\$41,952.63	\$0.00	\$0.00	\$50,753,559.09	14.986548188%	\$1,082,048.95		\$1,082,048.95
17800	EMPIRE ELEM-GEN	\$4,969,923.03	\$58,175.13			\$5,028,098.16	1.484700516%	\$107,197.38		\$107,197.38
17900	HART RANSOM-GEN	\$778,935.65	\$10,563.42			\$789,499.07	0.233123865%	\$16,831.86		\$16,831.86

**STANISLAUS COUNTY**  
**PROPERTY TAX ADMINISTRATION COST ALLOCATION**  
**CHART B**  
**FISCAL YEAR 2011/2012 COSTS**  
**FISCAL YEAR 2012/2013 ALLOCATION PERCENTAGES**

Code	Description	Net AB8	Unitary &	Sales Tax	VLF Swap	Adjusted Net	Admin. Cost	Admin Cost	Direct	Adjusted
		2012/2013	Operating	Triple Flip	W/ Growth	Revenue	Apportionment	Less		Administrative
		Allocation	Non-Unitary	W/ True-up	Adjustment	F	Factors	Offsets	Credit	Cost
		A+C	B	Does Not Apply FY12/13						
							G	H	I	J
18050	KEYES ELEM-GEN	\$1,133,415.09	\$30,874.62			\$1,164,289.71	0.343792320%	\$24,822.27		
18200	MODESTO ELEM GEN	\$13,976,041.72	\$280,845.22			\$14,256,886.94	4.209784042%	\$303,952.07		
18300	PARADISE ELEM-GEN	\$295,018.66	\$7,825.58			\$302,844.24	0.089424070%	\$6,456.54		
18450	SALIDA ELEM-GEN	\$3,294,830.29	\$22,530.07			\$3,317,360.36	0.979552602%	\$70,725.02		
18500	SHILOH ELEM-GEN	\$231,753.22	\$10,077.27			\$241,830.49	0.071407885%	\$5,155.75		
18550	STANISLAUS ELEM-GEN	\$6,579,028.90	\$54,378.73			\$6,633,407.63	1.958717475%	\$141,422.04		
18600	SYLVAN ELEM-GEN	\$11,646,768.43	\$116,797.29			\$11,763,565.72	3.473554322%	\$250,795.30		
18850	MODESTO HIGH-GEN	\$31,998,828.74	\$378,287.93			\$32,377,116.67	9.560338779%	\$690,269.33		
19000	CERES UNIFIED-GEN	\$11,088,332.74	\$115,794.50			\$11,204,127.24	3.308362917%	\$238,868.26		
19050	DENAIR UNIFIED-GEN	\$4,011,809.32	\$29,612.60			\$4,041,421.92	1.193354031%	\$86,161.77		
19100	HUGHSON UNIFIED SCHOOL DISTRICT-GEN	\$3,857,099.57	\$29,430.43			\$3,886,530.00	1.147617432%	\$82,859.52		
19150	HUGHSON(GRATTON) UNIFIED SCHOOL DISTRICT-GEN	\$137,919.46	\$907.68			\$138,827.14	0.040992980%	\$2,959.75		
19200	HUGHSON(HICKMAN) UNIFIED SCHOOL DISTRICT-GEN	\$302,794.59	\$2,683.05			\$305,477.64	0.090201662%	\$6,512.68		
19250	HUGHSON(LA GRANGE) UNIFIED SCHOOL DISTRICT-GEN		\$1,088.57			\$1,088.57	0.000321434%	\$23.21		
19300	HUGHSON(ROBERTS FERRY) UNIFIED SCHOOL DISTRICT-GEN	\$281,212.63	\$7,168.18			\$288,380.81	0.085153297%	\$6,148.18		
19350	NEWMAN-CROWS LANDING UNIFIED SCHOOL DISTRICT-GEN	\$3,882,967.86	\$116,466.11			\$3,999,433.97	1.180955799%	\$85,266.60		
19400	OAKDALE UNIFIED SCHOOL DISTRICT-GEN	\$11,193,777.76	\$148,311.55			\$11,342,089.31	3.349100458%	\$241,809.56		
19450	OAKDALE(KNIGHTS FERRY) UNIFIED SCHOOL DISTRICT-GEN	\$213,068.32	\$5,043.30			\$218,111.62	0.064404159%	\$4,650.07		
19500	OAKDALE(VALLEY HOME) UNIFIED SCHOOL DISTRICT-GEN	\$394,528.53	\$16,311.28			\$410,839.81	0.121313081%	\$8,758.97		
19550	PATTERSON UNIFIED SCHOOL DISTRICT-GEN	\$6,879,582.42	\$159,229.31			\$7,038,811.73	2.078425495%	\$150,065.12		
19600	RIVERBANK UNIFIED SCHOOL DISTRICT-GEN	\$2,935,312.98	\$52,480.06			\$2,987,793.04	0.882237722%	\$63,698.75		
19625	TURLOCK JT(SB1537) UNIFIED SCHOOL DIST - GEN	\$20,070,410.21	\$207,653.06			\$20,278,063.27	5.987721409%	\$432,321.55		
19650	WATERFORD UNIFIED SCHOOL DISTRICT-GEN	\$2,176,016.13	\$45,310.51			\$2,221,326.64	0.655914961%	\$47,357.94		
19700	YOSEMITE COMMUNITY COLLEGE DISTRICT-GEN	\$24,810,294.73	\$311,115.73			\$25,121,410.46	7.417868523%	\$535,580.09		
19750	COUNTY SCHOOL SERVICE FUND	\$10,278,778.63	\$217,057.64			\$10,495,836.27	3.099218239%	\$223,767.73		
19800	SCHOOLS-EQUALIZATION AID	\$5,873,495.95	\$19,612.40			\$5,893,108.35	1.740121360%	\$125,639.10		
19850	SCHOOLS-TUITION	\$3,344,814.92	\$11,942.43			\$3,356,757.35	0.991185775%	\$71,564.95		
30000	CERES REDEVELOPMENT AGENCY	\$2,527,291.83	\$8,050.54			\$2,535,342.37	0.748637756%	\$54,052.65		\$54,052.65
30050	CERES AMENDED REDEVELOPMENT AGENCY	\$1,663,083.81	\$2,862.69			\$1,665,946.50	0.491921906%	\$35,517.42		\$35,517.42
30100	MODESTO REDEVELOPMENT AGENCY	\$463,790.19	\$6,402.09			\$470,192.28	0.138838722%	\$10,024.34		\$10,024.34
30300	MODESTO AMENDED REDEVELOPMENT AGENCY	\$4,029,902.53	\$12,884.67			\$4,042,787.20	1.193757172%	\$86,190.87		\$86,190.87
30400	OAKDALE REDEVELOPMENT AGENCY	\$2,694,176.31	\$16,291.66			\$2,710,467.97	0.800348972%	\$57,786.27		\$57,786.27
30500	OAKDALE AMENDED REDEVELOPMENT AGENCY	\$19,828.78	\$1,039.59			\$20,868.37	0.006162028%	\$444.91		\$444.91
30525	OAKDALE AMENDMENT #5 REDVELOPMENT AGENCY					\$0.00	0.000000000%	\$0.00		\$0.00
30600	NEWMAN REDEVELOPMENT AGENCY	\$625,538.40	\$4,825.97			\$630,364.37	0.186134454%	\$13,439.16		\$13,439.16
30800	TURLOCK REDEVELOPMENT AGENCY	\$1,276,181.12	\$8,285.06			\$1,284,466.18	0.379278117%	\$27,384.39		\$27,384.39
30900	TURLOCK AMENDED REDEVELOPMENT AGENCY	\$3,549,359.96	\$8,688.93			\$3,558,048.89	1.050623288%	\$75,856.42		\$75,856.42
31000	RIVERBANK REDEVELOPMENT AGENCY	\$384,972.34	\$1,088.25			\$386,060.59	0.113996254%	\$8,230.68		\$8,230.68
31025	RIVERBANK RDA INVESTMENT AMENDMENT NO. 1	\$86,165.25	\$35.10			\$86,200.35	0.025453303%	\$1,837.76		\$1,837.76
31100	PATTERSON REDEVELOPMENT AGENCY	\$193,951.07	\$795.42			\$194,746.49	0.057504887%	\$4,151.93		\$4,151.93
31200	STAN/CERES REDEVELOPMENT AGENCY	\$519,008.87	\$2,552.44			\$521,561.31	0.154007007%	\$11,119.51		\$11,119.51
31300	WATERFORD REDEVELOPMENT AGENCY	\$46,418.56	\$670.10			\$47,088.66	0.013904374%	\$1,003.91		\$1,003.91
31400	HUGHSON REDEVELOPMENT	\$361,720.00	\$1,159.50			\$362,879.50	0.107151325%	\$7,736.47		\$7,736.47
31410	HUGHSON REDEV - 2007 ANNEX	\$2,661.45	\$4.41	\$0.00	\$0.00	\$2,665.86	0.000787177%	\$56.84		\$56.84
		<b>\$334,378,587.34</b>	<b>\$4,282,180.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$338,660,767.34</b>	<b>100.000000000%</b>	<b>\$7,220,134.60</b>	<b>\$0.00</b>	<b>\$1,186,356.46</b>

STANISLAUS COUNTY  
ASSESSOR  
BREAKDOWN OF EXPENSES BY COST CENTER  
CHART C  
FISCAL YEAR 2011/2012

DESCRIPTION	TOTAL COSTS	SUPPORTING COST	PROP TAX ADMIN	ALL OTHER
SALARIES	\$3,308,246		\$3,308,246	
BENEFITS	\$1,332,050		\$1,332,050	
<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>\$4,640,296</b>		<b>\$4,640,296</b>	
MAINTENANCE EQUIPMENT	\$272,327		\$272,327	
FINGERPRINTING	\$128		\$128	
OFFICE SUPPLIES	\$23,927		\$23,927	
CONTRACTS	\$109,798		\$109,798	
EXP. EQUIPMENT - TO \$5,000	\$998		\$998	
EXP. COMPUTER EQUIP- TO \$5,000	\$30,420		\$30,420	
POSTAGE	\$10,011		\$10,011	
RENTS & LEASES	\$4,898		\$4,898	
PUBLICATIONS AND LEGAL NOTICES	\$15,958		\$15,958	
EDUCATION AND TRAINING	\$4,127		\$4,127	
MISCELLANEOUS	\$3,068		\$3,068	
TRAVEL EXPENSES	\$16,341		\$16,341	
<b>TOTAL SERVICES &amp; SUPPLIES</b>	<b>\$492,001</b>		<b>\$492,001</b>	
TELEPHONE	\$20,714		\$20,714	
INSURANCE	\$13,025		\$13,025	
PRINT/COPY/MAIL/MESSENGER	\$32,340		\$32,340	
SOFTWARE	\$2,782		\$2,782	
DATA PROCESSING	\$72,390		\$72,390	
FLEET SERVICES	\$7,146		\$7,146	
OTHER	\$590		\$590	
STORES-OFFICE SUPPLIES	\$0		\$0	
<b>TOTAL OTHER CHARGES</b>	<b>\$148,987</b>		<b>\$148,987</b>	
INTRAFUND CHARGES	\$0		\$0	
OPERATING TRANSFERS OUT	\$139,157		\$139,157	
<b>A-87 OVERHEAD(ACTUAL 2010/11)</b>	<b>\$311,466</b>		<b>\$311,466</b>	
<b>TOTAL ASSESSOR</b>	<b>\$5,731,907</b>		<b>\$5,731,907</b>	

A-87 Overhead Amounts are last year's amounts from last year's Admin Calc. Beginning this year starting forward will

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**TAX COLLECTOR**  
**BREAKDOWN OF EXPENSES BY COST CENTER**  
**CHART D**  
**FISCAL YEAR 2011/2012**

DESCRIPTION	TOTAL COSTS	SUPPORTING COST	PROP TAX ADMIN	ALL OTHER
SALARIES	\$608,246		\$578,578	\$29,668
BENEFITS	\$255,119		\$242,675	\$12,444
<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>\$863,365</b>		<b>\$821,253</b>	<b>\$42,112</b>
MAINTENANCE EQUIPMENT	\$0		\$0	
MEMBERSHIP	\$300		\$300	
OTHER	\$21,011		\$21,011	
OFFICE SUPPLIES	\$23,587		\$23,587	
PUBLICATIONS/LEGAL NOTICES	\$17,939		\$17,939	
POSTAGE	\$62,661		\$62,661	
CONTRACTS	\$49,005		\$49,005	
RENTS & LEASES	\$4,019		\$4,019	
EDUCATION & TRAINING	\$384		\$384	
CREDIT CARD PURCHASES	\$0		\$0	
TRAVEL EXPENSES	\$2,482		\$2,482	
<b>TOTAL SERVICES &amp; SUPPLIES</b>	<b>\$181,387</b>		<b>\$181,387</b>	
TELEPHONE	\$5,782		\$5,782	
INSURANCE	\$15,577		\$15,577	
PRINT/COPY/MAIL/MESSENGER	\$28,985		\$28,985	
DATA PROCESSING	\$23,372		\$23,372	
PICKUP & DELIVERY	\$319		\$319	
STORES-OFFICE SUPPLIES	\$55		\$55	
<b>TOTAL OTHER CHARGES</b>	<b>\$74,090</b>		<b>\$74,090</b>	
INTRA FUND CHARGES	\$163,640		\$163,640	
INTRA FUND TRANSFERS	(\$215,000)		(\$215,000)	
OPERATING TRANSFERS OUT	\$27,053		\$27,053	
A-87 OVERHEAD(ACTUAL 2010/11)	\$111,558		\$106,117	\$5,441
<b>TOTAL TAX COLLECTOR</b>	<b>\$1,206,093</b>		<b>\$1,158,540</b>	<b>\$47,553</b>

**STANISLAUS COUNTY**  
**AUDITOR-CONTROLLER**  
**BREAKDOWN OF EXPENSES BY COST CENTER**  
**CHART E**  
**FISCAL YEAR 2011/2012**

DESCRIPTION	TOTAL COSTS	SUPPORTING COST	PROP TAX ADMIN	ALL OTHER
		See Note Below	See Note Below	
SALARIES	\$2,100,074	\$321,571	\$298,437	\$1,480,066
BENEFITS	\$857,404	\$131,289	\$99,896	\$626,219
<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>\$2,957,478</b>	<b>\$452,860</b>	<b>\$398,333</b>	<b>\$2,106,285</b>
WARRANT COST	\$4,463	\$0	\$0	\$4,463
CONTRACTS	\$28,000	\$0	\$0	\$28,000
OTHER SERVICES & SUPPLIES	\$41,244	\$8,660	\$7,069	\$25,515
DATA PROCESSING	\$51,796	\$9,159	\$7,478	\$35,159
OTHER CHARGES	\$45,507	\$7,706	\$6,291	\$31,510
UTILITIES	\$0	\$0	\$0	\$0
OTHER SERVICE CHARGE	\$0	(\$2,749)	\$0	\$2,749
INTRAFUND CHARGES	\$0	\$0	\$0	\$0
<b>TOTAL SERVICES &amp; SUPPLIES</b>	<b>\$171,010</b>	<b>\$22,776</b>	<b>\$20,838</b>	<b>\$127,396</b>
INTRAFUND CHARGES	(\$22,408)	\$9,851	\$8,042	(\$40,301)
INTRAFUND TRANSFERS	\$0	\$3,188	\$2,062	(\$5,250)
OPERATING TRANSFERS OUT	\$90,251	\$13,313	\$10,868	\$66,070
A-87 OVERHEAD(ACTUAL 09/10)	\$227,008	\$34,760	\$32,260	\$159,988
RE-ALLOCATE SUPPORT COST		(\$536,748)	\$90,068	\$446,681
<b>TOTAL AUDITOR-CONTROLLER</b>	<b>\$3,423,339</b>	<b>\$0</b>	<b>\$562,470</b>	<b>\$2,860,869</b>

**STANISLAUS COUNTY**  
**ASSESSMENT APPEALS BOARD**  
**BREAKDOWN OF EXPENSES BY COST CENTER**  
**CHART F**  
**FISCAL YEAR 2011/2012**

BOARD	a SALARY COST	b TOTAL SALARY	PERCENT (a/b)	OTHER DEPT. COST	COST	TOTAL APPEALS BOARD
ASSISTANT CLERK	\$182,332.80					
BOARD MEMBER (3) *	\$2,925.00					
TOTAL COST	\$185,257.80	\$354,050.91		\$86,576.38	\$7,757.00	
RATIO			52.33%			
APPEALS BOARD COST	\$185,258			\$45,301	\$4,059	\$234,618

April 3, 2013

«Contact\_Person\_2»  
«Agency\_Affiliation»  
«Address\_1»  
«Address\_2»

**SUBJECT: CALCULATION OF PROPERTY TAX ADMINISTRATION COSTS AND RECOVERY ALLOCATION METHODOLOGY**

We recently completed the calculation of the annual property tax administration cost to be collected in fiscal year 2012/2013. The property tax administrative costs being recovered are for fiscal year 2011/2012. This year's net property tax administrative costs of \$7,220,135 represent a decrease of 2.6% over the 2011/2012 fiscal year net property tax administrative costs.

Approval and recovery of the Property Tax Administrative Cost Calculations will be on the consent calendar before the Stanislaus County Board of Supervisors on April 30, 2013 at 9:00 A.M. in the Board Chambers at 1010 Tenth Street, Modesto. Stanislaus County Ordinance Code Sect 4.44.010 Paragraph B makes provision for removal of this item from the consent calendar and the setting of a public hearing on this matter by request to the Clerk of the Board prior to April 30, 2013 by any affected taxing agency or revenue district.

The Auditor-Controller's Property Tax Division staff is available to meet with your representatives to answer questions regarding the preparation of the Property Tax Administration Cost Calculation. We would be happy to meet with your representatives individually or as a group to answer questions you may have regarding the cost and recovery allocation calculations. If you wish to meet, please contact Todd Filgas at (209) 525-6597, so we may plan accordingly.

Lauren Klein, CPA  
Auditor-Controller

Enclosure



April 3, 2013

«Contact\_Person\_2»  
 «Agency\_Affiliation»  
 «Address\_1»  
 «Address\_2»

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As you are aware, the California State Supreme Court decision in the City of Alhambra vs. County of Los Angeles case has changed the methodology of this calculation. Beginning in fiscal year 2006-07 through fiscal year 2011-12, the calculation included the additional property taxes received by the County and each City through the Triple Flip and Vehicle License Fee (VLF) Swap in the net property tax revenue of each agency. The court's interpretation of the law does not include this additional property tax revenue in the calculation. Below is a summary of the net effect of this change in methodology:

	12-13 PTAF Before Court Decision	12-13 PTAF After Court Decision	Net Benefit for City
CITY OF CERES	\$115,569.67	\$35,072.26	80,497.40
CITY OF HUGHSON	\$13,915.26	\$3,364.91	10,550.35
CITY OF MODESTO	\$628,820.53	\$228,185.66	400,634.87
CITY OF NEWMAN	\$23,363.96	\$9,036.82	14,327.14
CITY OF OAKDALE	\$63,558.39	\$24,488.45	39,069.94
CITY OF PATTERSON	\$70,539.10	\$35,813.78	34,725.31
CITY OF RIVERBANK	\$66,101.82	\$23,546.09	42,555.73
CITY OF TURLOCK	\$226,836.89	\$78,295.67	148,541.22
CITY OF WATERFORD	\$16,524.21	\$4,381.41	12,142.80
<b>Total</b>	<b>\$1,225,229.82</b>	<b>\$442,185.06</b>	<b>783,044.76</b>

April 3, 2013

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Auditor-Controller

Enclosure