



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

MOBILEHOME RENT CONTROL APPLICATION FOR RENT INCREASE Based on Fair Rate of Return Tuolumne County Ordinance Code 5.28.070

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Date of Submission to CDD: December 26, 2024

Park Name: Mill Villa Estates Telephone: 209-533-3151

Address: 18717 Mill Villa Rd, Jamestown, CA 95327

Owner Mill Villa MHC, LP Telephone: 949-486-7129

Mailing Address: 18006 Sky Park Circle, Ste 200, Irvine, CA 92614

email: jfisher@ipgliving.com

*Representative: Jeff Fisher, CFO Telephone: 949-486-7129

Mailing Address: 18006 Sky Park Circle, Ste 200, Irvine, CA 92614 email: jfisher@ipgliving.com

**If other than owner, all correspondence will be addressed to this person*

207 occupied, 228 total

Number of spaces in park _____ Number of spaces subject to rent control 155

Date of last request for rent increase based on fair rate of return unknown, owner since 2016

Was request granted? Yes _____ No _____ N/A

If yes, what was monthly increase per space? \$ _____ N/A

Why does this mobile home park merit a rent increase based on a fair rate of return? (Use extra sheets, if necessary.)

See accompanying extra sheet.

What is the fair rate of return rent increase you are looking for? 16.8%

Respectfully submitted,

X 

Signature of Applicant Jeff Fisher, CFO of owner

Space Rentals

Duplicate this page as necessary

Please complete for all spaces to be affected by proposed increase. Must cover all spaces subject to rent control.

1. List the monthly space rent collected *for all affected spaces* for the past two years, and the current calendar year
2. If spaces have been added due to termination of long-term leases, change of mobilehome ownership or space rents have been raised during the calendar year since the last increase was granted, list the highest rent paid for each space during the calendar year

[illegible]

	12/31/2022				12/31/2023				12/1/2024				new total	
Floyd and Mary Jane Varvell	\$892.74	100		Floyd and Mary Jane Varvell	\$970.41		Floyd and Mary Jane Varvell	\$1,001.46	122.77	12.3%	\$1,124.23			
Sharon Kroll	\$655.28	101		Sharon Kroll	\$712.29		Jacki Kroll	\$735.08	122.77	16.7%	\$857.85			
Monica Sloneker	\$536.17	102		Monica Sloneker	\$582.82		Monica Sloneker	\$601.47	122.77	20.4%	\$724.24			
Darlene English	\$728.30	103		Gil Roden	\$870.83		Cathyrryn Joyce Loberg	\$870.83	122.77	14.1%	\$993.60			
Michael Krone	\$592.04	104		Michael Krone	\$643.55		Michael Krone	\$664.14	122.77	18.5%	\$786.91			
Jack Reel	\$557.53	106		Jack Reel	\$606.04		Carol Reel	\$625.43	122.77	19.6%	\$748.20			
John Linnell	\$643.23	107		Huguette Touchetta-Moore	\$769.11		Huguette Touchetta-Moore	\$793.72	122.77	15.5%	\$916.49			
Geri Ramirez	\$654.76	108		Geri Ramirez	\$711.72		Geri Ramirez	\$734.50	122.77	16.7%	\$857.27			
Diana Newington	\$550.88	109		Diana Newington	\$598.81		Diana Newington	\$617.97	122.77	19.9%	\$740.74			
Janet Wiesenfeld	\$615.53	110		Janet Wiesenfeld	\$669.08		Janet Wiesenfeld	\$690.49	122.77	17.8%	\$813.26			
KIMBERLY WHEELER	\$680.97	111		Kimberly Wheeler	\$740.21		Kimberly Wheeler	\$763.90	122.77	16.1%	\$886.67			
Joyce Borba	\$711.44	112		Joyce Borba	\$773.34		James K Hokeness	\$850.67	122.77	14.4%	\$973.44			
John Burkett	\$728.30	113		John Burkett	\$791.66		John Burkett	\$816.99	122.77	15.0%	\$939.76			
William Rasor	\$782.60	114		William Rasor	\$850.69		William Rasor	\$877.91	122.77	14.0%	\$1,000.68			
Timothy Tucker	\$651.29	115		Timothy Tucker	\$707.95		Timothy Tucker	\$730.60	122.77	16.8%	\$853.37			
Robert Dake	\$601.40	116		Robert Dake	\$653.72		Robert Dake	\$674.64	122.77	18.2%	\$797.41			
Joel Rivas	\$711.65	117		Joel Rivas	\$773.56		Joel Rivas	\$798.31	122.77	15.4%	\$921.08			
John and Pamela Mendiola	\$615.83	118		John and Pamela Mendiola	\$669.41		Pamela Mendiola	\$690.83	122.77	17.8%	\$813.60			
Jo Dee Mason	\$669.98	119		Jo Dee Mason	\$728.27		Jo Dee Mason	\$751.57	122.77	16.3%	\$874.34			
Randy Barnes	\$628.30	120		Randy Barnes	\$682.96		Randy Barnes	\$704.81	122.77	17.4%	\$827.58			
Darius Bray	\$595.53	121		Darius Bray	\$647.34		Darius Bray	\$668.05	122.77	18.4%	\$790.82			
Kimberly Blakemore	\$640.91	122		Kimberly Blakemore	\$696.67		Kimberly Blakemore	\$718.96	122.77	17.1%	\$841.73			
Valerie Langfeldt	\$657.14	123		Valerie Langfeldt	\$714.31		Valerie Langfeldt	\$737.17	122.77	16.7%	\$859.94			
Mary Castle	\$809.75	124		James Bryant	\$968.22		James Bryant	\$999.20	122.77	12.3%	\$1,121.97			
Margery Searcy	\$552.09	125		Margery Searcy	\$600.12		Margery Searcy	\$619.32	122.77	19.8%	\$742.09			
Lee Kimball	\$684.81	126		Lee Kimball	\$744.39		Lee Kimball	\$768.21	122.77	16.0%	\$890.98			
Paul Serkin	\$614.38	127		Paul Serkin	\$667.83		Paul Serkin	\$689.20	122.77	17.8%	\$811.97			
Kenneth and Marie Fischer	\$586.37	128		Kenneth and Marie Fischer	\$637.38		Kenneth and Marie Fischer	\$657.78	122.77	18.7%	\$780.55			
Angela DoyleJones	\$594.67	129		Angela Doyle Jones	\$646.41		Angela Doyle Jones	\$667.10	122.77	18.4%	\$789.87			
Joyce Hooton	\$655.28	130		Joyce Hooton	\$712.29		Joyce Hooton	\$735.08	122.77	16.7%	\$857.85			
Dan Bruno	\$684.90	131		Dan Bruno	\$744.49		Dan Bruno	\$768.31	122.77	16.0%	\$891.08			
Michael Jensen	\$542.47	133		Michael Jensen	\$589.66		Michael Jensen	\$608.53	122.77	20.2%	\$731.30			
MARK DEMING	\$647.94	134		Mark Deming	\$704.31		Mark Deming	\$726.85	122.77	16.9%	\$849.62			
Ray Hurtado	\$648.61	135		Ray Hurtado	\$705.04		Ray Hurtado	\$727.60	122.77	16.9%	\$850.37			
Steven Ramirez	\$668.18	136		Steven Ramirez	\$726.31		Steven Ramirez	\$749.55	122.77	16.4%	\$872.32			
Betty Joan Kelterer	\$647.95	137		Betty Joan Kelterer	\$704.32		Betty Joan Kelterer	\$726.86	122.77	16.9%	\$849.63			
Linda Campbell	\$579.86	138		Linda Campbell	\$630.31		Linda Campbell	\$650.48	122.77	18.9%	\$773.25			
Robert Snodgrass	\$586.38	139		Andrew Archiga	\$645.02		Andrew Archiga	\$665.66	122.77	18.4%	\$788.43			
LORA BOWEN	\$754.06	141		Lora Bowen	\$819.66		Lora Bowen	\$845.89	122.77	14.5%	\$968.66			
Tim Newton	\$598.95	143		Tim Newton	\$651.06		Tim Newton	\$671.89	122.77	18.3%	\$794.66			
Sue Juarez	\$552.08	144		Sue Juarez	\$600.11		Sue Juarez	\$619.31	122.77	19.8%	\$742.08			
Lawrence Coar	\$605.60	145		Lawrence Coar	\$658.29		Lawrence Coar	\$679.36	122.77	18.1%	\$802.13			
RAMONA ARQUILLA	\$671.14	146		Ramona Arquilla	\$729.53		Ramona Arquilla	\$752.87	122.77	16.3%	\$875.64			
Stuart Polson	\$787.67	147		Stuart Polson	\$856.20		Stuart Polson	\$883.60	122.77	13.9%	\$1,006.37			
Helen Hildreth	\$576.30	148		Helen Hildreth	\$626.44		Helen Hildreth	\$646.49	122.77	19.0%	\$769.26			
Dona Elliott	\$621.05	149		Dona Elliott	\$675.08		Dona Elliott	\$696.68	122.77	17.6%	\$819.45			
Paul and Deborah Simonson	\$567.51	150		Paul and Deborah Simonson	\$616.88		Paul and Deborah Simonson	\$636.62	122.77	19.3%	\$759.39			
Sharon Certo	\$663.79	151		Sharon Certo	\$721.54		Sharon Certo	\$744.63	122.77	16.5%	\$867.40			
Gerald Fagundes	\$657.64	152		Gerald Fagundes	\$714.85		Gerald Fagundes	\$737.73	122.77	16.6%	\$860.50			
Lucy Hines	\$552.07	153		Lucy Hines	\$600.10		Lucy Hines	\$619.30	122.77	19.8%	\$742.07			
Patricia Ryan	\$570.32	154		Patricia Ryan	\$619.94		Karl Jesse	\$639.78	122.77	19.2%	\$762.55			
Howard Stephens	\$666.24	155		Howard Stephens	\$724.20		Howard Stephens	\$747.37	122.77	16.4%	\$870.14			
Cathy Samuels	\$614.11	156		Cathy Samuels	\$667.54		Cathy Samuels	\$688.90	122.77	17.8%	\$811.67			
Ron and Shirley Goble	\$693.34	157		Ron and Shirley Goble	\$753.66		Ron and Shirley Goble	\$777.78	122.77	15.8%	\$900.55			
Scott Waters	\$574.00	159		Willard Mendenhall	\$686.33		Willard Mendenhall	\$708.29	122.77	17.3%	\$831.06			
Preston Lum	\$663.06	161		Preston Lum	\$720.75		Preston Lum	\$743.81	122.77	16.5%	\$866.58			
James McFarland	\$683.06	201		James McFarland	\$742.49		James McFarland	\$742.49	122.77	16.5%	\$865.26			
Michael Yuste	\$658.70	203		Michael Yuste	\$716.01		Susan Halliburton Marques	\$787.61	122.77	15.6%	\$910.38			
Beverly Krieg	\$650.63	205		Beverly Krieg	\$707.23		Beverly Krieg	\$729.86	122.77	16.8%	\$852.63			
Gary Burns	\$703.00	207		Gary Burns	\$764.16		Gary Burns	\$788.61	122.77	15.6%	\$911.38			
Gregory Redhorse	\$655.16	209		Gregory Redhorse	\$712.16		Gregory Redhorse	\$734.95	122.77	16.7%	\$857.72			
David Camacho	\$637.52	211		David Camacho	\$692.98		David Camacho	\$715.16	122.77	17.2%	\$837.93			
Virginia George	\$571.02	213		Virginia George	\$620.70		Virginia George	\$640.56	122.77	19.2%	\$763.33			
Peter Tucker	\$649.38	215		Peter Tucker	\$705.88		Peter Tucker	\$728.47	122.77	16.9%	\$851.24			
Sherrin Lee Franklin	\$532.94	217		David Flores	\$637.24		David Flores	\$657.63	122.77	18.7%	\$780.40			
Lisa Tebaldi	\$647.94	219		Lisa Tebaldi	\$704.31		Lisa Tebaldi	\$726.85	122.77	16.9%	\$849.62			
Richard Noll	\$636.87	221		Richard Noll	\$692.28		Richard Noll	\$714.43	122.77	17.2%	\$837.20			
Alice Nicolson	\$626.68	223		Denny Nicolson	\$681.20		Denny Nicolson	\$703.00	122.77	17.5%	\$825.77			
Julio Denys	\$667.68	225		Julio Denys	\$725.77		Julio Denys	\$748.99	122.77	16.4%	\$871.76			
Robert Blackard	\$595.31	227		Robert Blackard	\$647.10		Robert Blackard	\$667.81	122.77	18.4%	\$790.58			
Phyllis Carraher	\$734.95	229		Phyllis Carraher	\$798.89		Phyllis Carraher	\$824.45	122.77	14.9%	\$947.22			
Carmella Cognetti	\$657.67	231		Carmella Cognetti	\$714.89		Carmella Cognetti	\$737.77	122.77	16.6%	\$860.54			
Elizabeth Palmer	\$648.62	233		Elizabeth Palmer	\$705.05		Elizabeth Palmer	\$727.61	122.77	16.9%	\$850.38			
John Myers	\$582.42	235		John Myers	\$633.09		John Myers	\$653.35	122.77	18.8%	\$776.12			
Valerie Klingler	\$657.07	237		Valerie Klingler	\$714.24		Valerie Klingler	\$737.10	122.77	16.7%	\$859.87			
Shelley Hoskins	\$755.00	239			\$0.00		Melissa Montgomery	\$995.00	122.77	12.3%	\$1,117.77			
Carl Johnson	\$618.32	241		Carl Johnson	\$672.11		Carl Johnson	\$693.62	122.77	17.7%	\$816.39			
Beverly Still	\$580.09	242		Joanne Keeler	\$693.62		Joanne Keeler	\$715.82	122.77	17.2%	\$838.59			
Gerald Campbell	\$680.80	243		Gerald Campbell	\$740.03		Jefferey Campbell	\$763.71	122.77	16.1%	\$886.48			
James Medina	\$589.67	244		James Medina	\$640.97		James Medina	\$661.48	122.77	18.6%	\$784.25			
Lynda LaFlamme	\$610.01	245		Lynda LaFlamme	\$663.08		Lynda LaFlamme	\$684.30	122.77	17.9%	\$807.07			
Delphine Doucette	\$672.27	246		Delphine Doucette	\$730.76		Delphine Doucette	\$754.14	122.77	16.3%	\$876.91			
Elizabeth Brinkley	\$604.50	247		Elizabeth Brinkley	\$657.09		Elizabeth Brinkley	\$678.12	122.77	18.1%	\$800.89			
Marshall Reeves	\$550.97	248		Marshall Reeves	\$598.90		Marshall Reeves	\$618.06	122.77	19.9%	\$740.83			
Diane Penna	\$594.70	249		Diane Penna	\$646.44		Diane Penna	\$667.13	122.77	18.4%	\$789.90			
George Gavin	\$667.54	250		George Gavin	\$725.62		George Gavin	\$748.84	122.77	16.4%	\$871.61			
Larry Henderson	\$549.79	251		Larry Henderson	\$597.62		Larry Henderson	\$616.74	122.77	19.9%	\$739.51			

Laurie Trejo	\$616.53	252	Laurie Trejo	\$670.17	Laurie Trejo	\$691.62	122.77	17.8%	\$814.39
Timothy Daley	\$575.04	253	Catherine Duncan	\$625.07	Catherine Duncan	\$709.58	122.77	17.3%	\$832.35
Fred Warde	\$556.94	254	Fred Warde	\$605.39	Fred Warde	\$624.76	122.77	19.7%	\$747.53
Peggy Florence	\$643.91	301	Peggy Florence	\$699.93	Peggy Florence	\$722.33	122.77	17.0%	\$845.10
Dolores Puppe	\$656.71	302	Dolores Puppe	\$713.84	Dolores Puppe	\$736.68	122.77	16.7%	\$859.45
Mark Neuenschwander	\$737.38	303	Kenneth Dow	\$881.68	Kenneth Dow	\$909.89	122.77	13.5%	\$1,032.66
Robert and Constance Newton	\$639.64	304	Robert and Constance Newton	\$695.29	Robert and Constance Newton	\$717.54	122.77	17.1%	\$840.31
Gerald Fountain	\$565.86	305	Tracy Collie	\$676.59	Tracy Collie	\$698.24	122.77	17.6%	\$821.01
Kathy Chaty	\$774.00	306	Kathy Chaty	\$841.34	Kathy Chaty	\$868.26	122.77	14.1%	\$991.03
Susan Julian	\$636.81	307	Susan Julian	\$692.21	Susan Julian	\$714.36	122.77	17.2%	\$837.13
Mary Dymesich	\$587.37	308	Joseph Hirsch	\$702.32	Joseph Hirsch	\$724.79	122.77	16.9%	\$847.56
Dorothy Grundmeier	\$598.60	309	Ruth Decker	\$702.32	Ruth Decker	\$738.65	122.77	16.6%	\$861.42
Stanley Thomas	\$609.74	310	Stanley Thomas	\$662.79	The Estate of Stanley Thomas	\$684.00	122.77	17.9%	\$806.77
Cheryl Kitchen	\$620.24	311	Cheryl Kitchen	\$674.20	Cheryl Kitchen	\$695.77	122.77	17.6%	\$818.54
Gregory Gideon	\$647.94	312	Gregory Gideon	\$704.31	Gregory Gideon	\$726.85	122.77	16.9%	\$849.62
Peter Gnerlich	\$633.00	313	Peter Gnerlich	\$688.07	Peter Gnerlich	\$710.09	122.77	17.3%	\$832.86
Vicki Arellano	\$639.36	314	Vicki Arellano	\$694.98	Vicki Arellano	\$717.22	122.77	17.1%	\$839.99
Chester Crawford	\$692.59	315	Chester Crawford	\$752.85	Chester Crawford	\$776.94	122.77	15.8%	\$899.71
Carol Cope	\$630.84	316	Carol Cope	\$685.72	Carol Cope	\$707.66	122.77	17.3%	\$830.43
Rene Mayo	\$616.13	317	Rene Mayo	\$669.73	Rene Mayo	\$691.16	122.77	17.8%	\$813.93
Marial Peterson	\$616.13	318	Marial Peterson	\$669.73	Marial Peterson	\$691.16	122.77	17.8%	\$813.93
Roger Hanlon	\$671.41	319	Roger Hanlon	\$729.82	Roger Hanlon	\$753.17	122.77	16.3%	\$875.94
David Kuraitis	\$584.02	320	David Kuraitis	\$634.83	David Kuraitis	\$655.14	122.77	18.7%	\$777.91
Russell Citti	\$700.00	321	Russell Citti	\$760.90	Russell Citti	\$785.25	122.77	15.6%	\$908.02
Stephen Golay	\$659.49	322	Stephen Golay	\$716.87	Stephen Golay	\$739.81	122.77	16.6%	\$862.58
Harry Fields	\$623.50	324	Harry Fields	\$677.74	Harry Fields	\$699.43	122.77	17.6%	\$822.20
Thomas Penhallegon	\$587.36	326	Thomas Penhallegon	\$638.46	Thomas Penhallegon	\$658.89	122.77	18.6%	\$781.66
Richard Hebert Jr.	\$642.37	328	Richard Hebert Jr.	\$698.26	Richard Hebert Jr.	\$720.60	122.77	17.0%	\$843.37
Joan Smalling	\$703.75	330	Joan Smalling	\$764.98	Joan Smalling	\$789.46	122.77	15.6%	\$912.23
Melanie Mason	\$609.88	332	Melanie Mason	\$662.94	Melanie Mason	\$684.15	122.77	17.9%	\$806.92
James McIntyre	\$588.16	334	James McIntyre	\$639.33	James McIntyre	\$659.79	122.77	18.6%	\$782.56
Shirley Lawrie	\$757.64	336	Shirley Lawrie	\$823.55	Shirley Lawrie	\$849.90	122.77	14.4%	\$972.67
John Logan	\$564.73	338	John Logan	\$613.86	John Logan	\$633.50	122.77	19.4%	\$756.27
Sandra Gershater	\$626.56	340	Sandra Gershater	\$681.07	Sandra Gershater	\$702.86	122.77	17.5%	\$825.63
Regina Hendrick	\$653.85	401	Regina Hendrick	\$710.73	Regina Hendrick	\$733.47	122.77	16.7%	\$856.24
Kenneth Roy	\$639.76	402	Kenneth Roy	\$695.42	Kenneth Roy	\$717.67	122.77	17.1%	\$840.44
David Warrick	\$636.82	403	David Warrick	\$692.22	David Warrick	\$714.37	122.77	17.2%	\$837.14
David and Wendy Hankin	\$677.62	404	David and Wendy Hankin	\$736.57	David and Wendy Hankin	\$760.14	122.77	16.2%	\$882.91
Gary D Jackson	\$578.86	405	Gary D Jackson	\$629.22	Barbara Anderson	\$714.30	122.77	17.2%	\$837.07
Paul Harris	\$756.76	406	Paul Harris	\$822.60	Paul Harris	\$848.92	122.77	14.5%	\$971.69
Patt Copeland	\$660.94	407	Patt Copeland	\$718.44	Patt Copeland	\$741.43	122.77	16.6%	\$864.20
Joan Lenerd	\$666.62	408	Joan Lenerd	\$724.62	Joan Lenerd	\$747.81	122.77	16.4%	\$870.58
Darrell Johnson	\$668.23	409	Darrell Johnson	\$726.37	Darrell Johnson	\$749.61	122.77	16.4%	\$872.38
Linda Martin	\$872.00	410	Linda Martin	\$926.00	Linda Martin	\$959.00	122.77	12.8%	\$1,081.77
Susan Winters	\$616.34	411	Susan Winters	\$669.96	Susan Winters	\$691.40	122.77	17.8%	\$814.17
Don Swafford	\$624.87	412	James Langston	\$747.15	James Langston	\$771.06	122.77	15.9%	\$893.83
Anthony Kronenberg	\$744.00	413	Anthony Kronenberg	\$808.73	Anthony Kronenberg	\$834.61	122.77	14.7%	\$957.38
Larry Griffith	\$588.13	414	Larry Griffith	\$639.30	Larry Griffith	\$659.76	122.77	18.6%	\$782.53
JEANETTE LAMBERT	\$693.78	415	Jeanette Lambert	\$754.14	Jeanette Lambert	\$778.27	122.77	15.8%	\$901.04
Lee and Sheila Mortier	\$539.50	416	Lee and Sheila Mortier	\$586.44	Lee and Sheila Mortier	\$605.21	122.77	20.3%	\$727.98
Sally Singer	\$613.70	417	Sally Singer	\$667.09	Sally Singer	\$688.44	122.77	17.8%	\$811.21
Charles Eastman	\$697.48	418	Charles Eastman	\$758.16	Charles Eastman	\$782.42	122.77	15.7%	\$905.19
Marlene Grundstrom	\$683.15	419	Marlene Grundstrom	\$742.58	Marlene Grundstrom	\$766.34	122.77	16.0%	\$889.11
William Bondi	\$687.96	420	William Bondi	\$747.81	William Bondi	\$771.74	122.77	15.9%	\$894.51
Gina Vernazza	\$660.93	421	Gina Vernazza	\$718.43	Gina Vernazza	\$741.42	122.77	16.6%	\$864.19
Jeffrey Trolinder	\$703.18	422	Robert Erdelyi	\$773.50	Robert Erdelyi	\$798.25	122.77	15.4%	\$921.02
Stephen A. Anderson	\$727.04	423	Stephen A. Anderson	\$790.29	Stephen A. Anderson	\$815.58	122.77	15.1%	\$938.35
Rita Bettencourt	\$639.65	424	Rita Bettencourt	\$695.30	Rita Bettencourt	\$717.55	122.77	17.1%	\$840.32
Robert Hogg	\$677.33	425	Eric Wrede	\$809.89	Eric Wrede	\$835.81	122.77	14.7%	\$958.58
Arlene Laeng	\$636.82	426	Arlene Laeng	\$692.22	Arlene Laeng	\$714.37	122.77	17.2%	\$837.14
Verna Davis	\$762.98	428	Verna Davis	\$829.36	Verna Davis	\$855.90	122.77	14.3%	\$978.67
Margaret Kling	\$683.71	430	Margaret Kling	\$743.19	Margaret Kling	\$766.97	122.77	16.0%	\$889.74
Marion Crivello	\$660.27	432	Marion Crivello	\$717.71	Marion Crivello	\$740.68	122.77	16.6%	\$863.45
Valerie Chagnon	\$617.47	434	Arlin Sanford	\$738.31	Arlin Sanford	\$761.94	122.77	16.1%	\$884.71
Ron and Ruth Neri	\$569.73	436	Ron and Ruth Neri	\$619.30	Ron and Ruth Neri	\$639.12	122.77	19.2%	\$761.89
Suzanne Daniel	\$581.23	438	Suzanne Daniel	\$631.80	Suzanne Daniel	\$652.02	122.77	18.8%	\$774.79
Anna Fuller	\$570.32	440	Anna Fuller	\$619.94	Anna Fuller	\$639.78	122.77	19.2%	\$762.55
Debbi McCown	\$610.19	442	Debbi McCown	\$663.28	Debbi McCown	\$684.50	122.77	17.9%	\$807.27

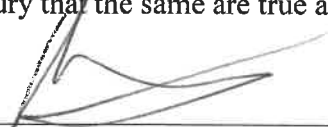
OWNER'S AFFIDAVIT

County of Tuolumne
State of California

I (We,) Jeff Fisher

being duly sworn, depose and say that I (We) am (are) the owner(s)/authorized representative(s) of the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed: _____



Signature

Brian Fitterson

Owner/Type or print name



Signature

Jeff Fisher

Representative/Type or print name

Mailing address: _____

18006 Sky Park Rd 200
Irwin CA 92614

Notary:

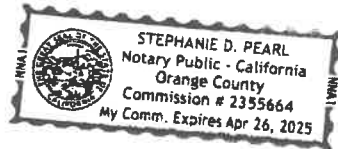
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

Subscribed and sworn to (or affirmed) before me on this 12th day of December 2024, by Brian Fitterer, provided to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)



Signature: _____

S. Pearl

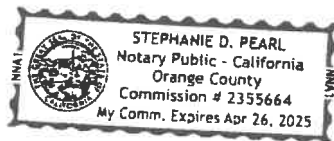
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

Subscribed and sworn to (or affirmed) before me on this 12th day of December 2024, by Jeff Fisher, provided to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)



Signature: _____

S Pearl

Revenue and Expenses for 2024**Duplicate** these 2 pages *as necessary*☒ Estimated for Current Year or☐ In Lieu of Tax Return (Check one)Mobilehome Park Name: Mill Villa Estates**REVENUE**

List all park-related revenue

1. Rent	<u>1,330,536</u>
2. Electricity	<u>307,083</u>
3. Gas	<u>-</u>
4. Water	<u>60,793</u>
5. Sewer	<u>37,883</u>
6. Trash	<u>-</u>
7. Cable TV	<u>-</u>
8. Laundry Room	<u>-</u>
9. Monthly or Annual Fees	<u></u>
10. Recreation Room Rental	<u></u>
11. RV Storage	<u>4,680</u>
12. Other (list)	
Late fees	<u>1,440</u>
Rent ordinance	<u>991</u>
NSF	<u>88</u>
	<u></u>
	<u></u>
	<u></u>
	<u></u>
	<u></u>
TOTAL REVENUE	<u>1,743,494</u>

EXPENSES

List all regular operating and capital expenditures.

1. Administration	<u>70,856</u>
Accounting	<u></u>
Advertising/PR	<u>37,486</u>
Insurance (list)	<u></u>
Liability	<u>59,616</u>
Workers Comp	<u>6,534</u>
Other:	<u></u>
Legal	<u>3,446</u>
Licenses	<u>9,514</u>
Auto/Travel	<u>2,202</u>
Office expenses	<u>22,270</u>
Salaries (list)	<u></u>
(regional)	
Resident manager	<u>16,196</u>
Property manager	<u>116,036</u>
Other maintenance	<u>72,530</u>
Telephone	<u>2,464</u>
2. Debt Service	<u>299,595</u>
Interest Only	<u></u>
3. Maintenance	<u>16,771</u>
Landscaping & Gardening	<u>21,424</u>
Pool maintenance	<u>15,378</u>
Pest control	<u>916</u>
St maintenance	<u>503</u>

Street sweeping	
Cleaning	
Repairs (list)	
elec, hvac	7,642
water/sewer	14,060
mgr home	1,884
4. Property Taxes	121,996
5. Rent on land (if any)	
6. Security	
7. Supplies, Misc.	7,927
8. Utilities	
Water	69,435
Sewer	90,499
Trash	127,273
Gas	8,633
Electric	334,410
Cable TV	1,134
8. Capital Improvements*	Include only that portion amortized during this fiscal year
mgr home	10,098
#104 area water line	28,844
spa plaster	6,760
paving	207,586
9. Other (list)	
state LP taxes	663
travel	14,167
TOTAL EXPENSES	1,826,748

* *Capital Expenditure*: Expenditure for long term betterments or additions. Expenditure in nature of an investment for the future chargeable to capital asset account. An expenditure which should be added to the basis of the property improved. Such costs are depreciable over the useful life of the improvements. --*Internal Revenue Code*

The County of Tuolumne Mobilehome Rent Control Ordinance recognizes that owners of mobilehome parks are entitled to a rent increase which will enable them to obtain a fair return on their investment. (Ordinance, 5.28.010(B).) In fact, the Ordinance instructs the Board of Supervisors to consider any factors to ensure that the rent increase yields a fair rate of return. (Ordinance, 5.28.070(B).)

In determining the amount of a fair return rent increase, the Board of Supervisors may use any lawful formula including “maintenance of net operating income” or “MNOI”. (Ordinance, 5.28.070(D).) Under a MNOI approach, the mobilehome park owner demonstrates how its net operating income (NOI) has decreased over the years due to increased costs in operating the park. The park owner requests a rent increase from the Board which will increase rent revenue in order to “maintain” the net operating income the park owner previously realized on its investment.

In this case, the Petitioners submit their request for a fair return rent increase based on a maintenance of net operating income approach. Petitioners submit that over the course of eight (8) years (between June 2016 and December 2024) the subject park’s net operating income has steadily decreased (due to increased expenses) such that the owner requests a rent increase simply to maintain the NOI the owner once had previously in 2016.

Petitioners purchased the community on September 20, 2016. At the time of closing, the financial statements by the previous park owner (seller) showed that the park’s total income was \$1,491,280, and that total expenses were \$782,999, resulting in a net operating income of \$708,281. In 2016, there were 155 rent controlled affected spaces and 38 spaces that were not subject to rent control. The NOI amount of \$708,281 allocated to the 155 affected spaces equates to \$573,071. This figure is then adjusted for inflation, resulting in a 2016 NOI of \$760,147.

To demonstrate a decrease in NOI, the Petitioners also submit financials from January 2024 through November 2024 (11 months as requested by Tuolumne County). These financials show that the park’s total income from rent controlled sites was \$1,743,494, and that total expenses for these sites were \$1,211,705, resulting in a net operating income of \$531,790 for 2024.

Petitioner would also like the Board to know that it incurred \$367,000 of capital charges during 2024 including \$273,000 for a paving project, which were not passed through to residents.

In sum, between 2016 and 2024, the park’s annual net operating income on the rent-controlled spaces has decreased by \$228,358 ($\$760,147 - \$531,790 = \$228,358$). Dividing the sum of \$228,358 by 155 affected spaces results in \$1,473.28 per space annually, or \$122.77 per month. Accordingly, the Petitioners request a fair return rent increase of \$122.77 per month simply to maintain the NOI that the Petitioners realized back in 2016.