

CITY OF SAN JACINTO

Fiscal Year 2021/22 Annual Report For:

Community Facilities District No. 2020-1

January 2022

Prepared by:



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1. DISTRICT ANALYSIS

1.1 District

The City Council of the City of San Jacinto (the “City”) established Community Facilities District No. 2020-1 (the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code of the State of California (the “Act”).

The types of facilities and services provided and financed by the District include maintenance of landscaped areas, parkways, medians and public right-of-ways, including, but not limited to, street trees, fencing, irrigation systems, sidewalks, drainage systems, graffiti removal, replacement, furnishing of water, electric current or energy, gas, streetlights, traffic signals and appurtenant facilities, including, but not limited to furnishing of electric current, materials, contracted services, and the necessary maintenance, replacement, and repair required to keep the improvements in operational and satisfactory condition and any other services authorized under the Act.

1.2 Tax Escalation Factor

A factor equal to the annual change in the April to April Riverside-San Bernardino-Ontario CPI-U Index up to a maximum factor of 5% that will be applied annually after Fiscal Year 2021/22 to increase the Maximum Special Tax rates. Tax Zone 1 had a tax escalation factor of 3.56% over the prior year. Tax Zone 2 was first levied in FY 2021/22 and levied at the base rate; a tax escalation factor will be applied the following year.

1.3 Duration

The Special Tax shall continue to be levied and collected within the District, as needed to fund the Annual Special Tax Requirement, in perpetuity.

1.4 Levy

For Fiscal Year 2021/22, two parcels in Tax Zone 1 were levied at 100% of the Maximum Special Tax for a total levy of \$3,841.52. One parcel in Tax Zone 2 was levied at 50% of the Maximum Special Tax for a total levy of \$5,748.68. The table below provides a summary of the District’s Fiscal Year 2021/22 Levy:

Tax Zone	Parcel Count	No. of Acres	Total Maximum Special Tax	Total Amount Levied	% of Maximum
1	2	2.34	\$3,841.55	\$3,841.52	100%
2	1	6.13	\$11,497.36	\$5,748.68	50%
	3	8.47	\$15,338.91	\$9,590.20	

1.5 Delinquencies

As of June 30, 2021, the overall delinquency rate for the District was 0.00%.

NBS

Darrylanne Zarate, Administrator
Stephanie Parson, Project Manager
Danielle Wood, Client Services Director

2. LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act (the “Act”). This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

The amount of funds collected and expended.

The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 or Section 53410.”

The requirements of the Act apply to the Operating Fund of Community Facilities District No. 2020-1.

PURPOSE OF SPECIAL TAX

The types of facilities and services provided and financed by Community Facilities District No. 2020-1 (the “District”) include costs of construction, operation, maintenance and servicing of the roads, parks, storm drains, street lighting, landscaping and appurtenant facilities within or adjacent to the boundaries of the District. The District may also fund administrative fees necessary to provide administrative services to the District.

COLLECTIONS & EXPENDITURES – (ACCUMULATIVE)

Fund	Total Amount Collected	6/30/2021 Balance	Amount Expended	Service Status
CFD 2020-1 Operating Fund	\$800.52	\$0.00	\$800.52	Ongoing

3. TAX ZONE 1 LEVY ANALYSIS

3.1 Levy Analysis

A summary of the total levy for Fiscal Year 2021/22 is shown in the table below.

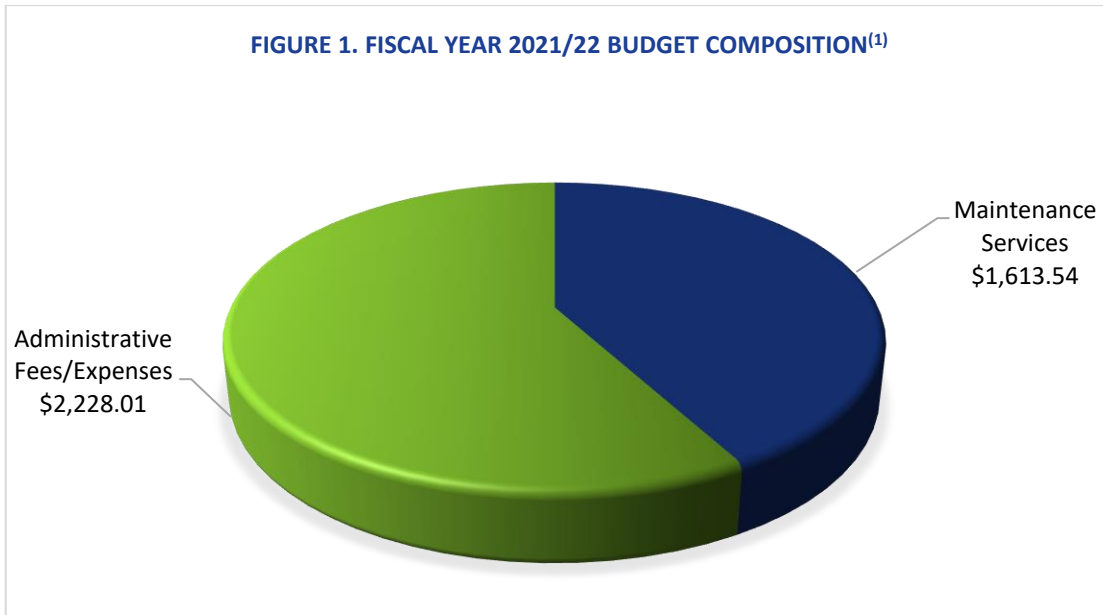
Zone 1 Levy Summary	
Parcel Count	2
Levy Total	\$3,841.52

3.2 Levy Components

A summary of the levy components for Fiscal Year 2021/22 are shown in the table and chart below.

Description	Annual Cost
Maintenance Services	\$1,613.54
Administrative Fees/Expenses	2,228.01
Installment Rounding ⁽¹⁾	(0.03)
Total Amount Levied:	\$3,841.52

(1) Includes even cent rounding adjustments for placement on the Riverside County Tax Roll.



(1) Does not include Installment Rounding of (\$0.03).

3.3 Special Tax Spread

The following table provides the Special Tax Levy breakdown for Fiscal Year 2021/22:

Tax Zone	Total Amount Levied ⁽¹⁾	Maximum Special Tax	Percentage of Maximum ⁽²⁾
1	\$3,841.52	\$3,841.55	100.00%

(1) Levy amounts are rounded to an even cent for placement on the Riverside County tax roll.

(2) Approximately 100% due to even cent rounding that may be less than the maximum special tax rate for placement on the Riverside County tax roll.

3.4 Special Tax Rate Summary

On each July 1, the Maximum Special Tax Rate shall be increased by the Tax Escalation Factor. The Fiscal Year 2021/22 tax escalation factor was 3.56% over the prior year. The following tables provide a summary of the Maximum and Applied Special Tax Rates for Fiscal Year 2021/22:

SPECIAL TAX RATES

Tax Zone	Property Type/APNs	Maximum Special Tax Rate	Applied Special Tax Rate	Per
1	Commercial Property	\$1,641.69	\$1,641.69	Acre

CONTINGENT SPECIAL TAX RATES

Tax Zone	Property Type/APNs	Maximum Special Tax Rate	Applied Special Tax Rate	Per
1	Commercial Property	\$5,599.12	\$0.00	Acre

4. TAX ZONE 2 LEVY ANALYSIS

4.1 Levy Analysis

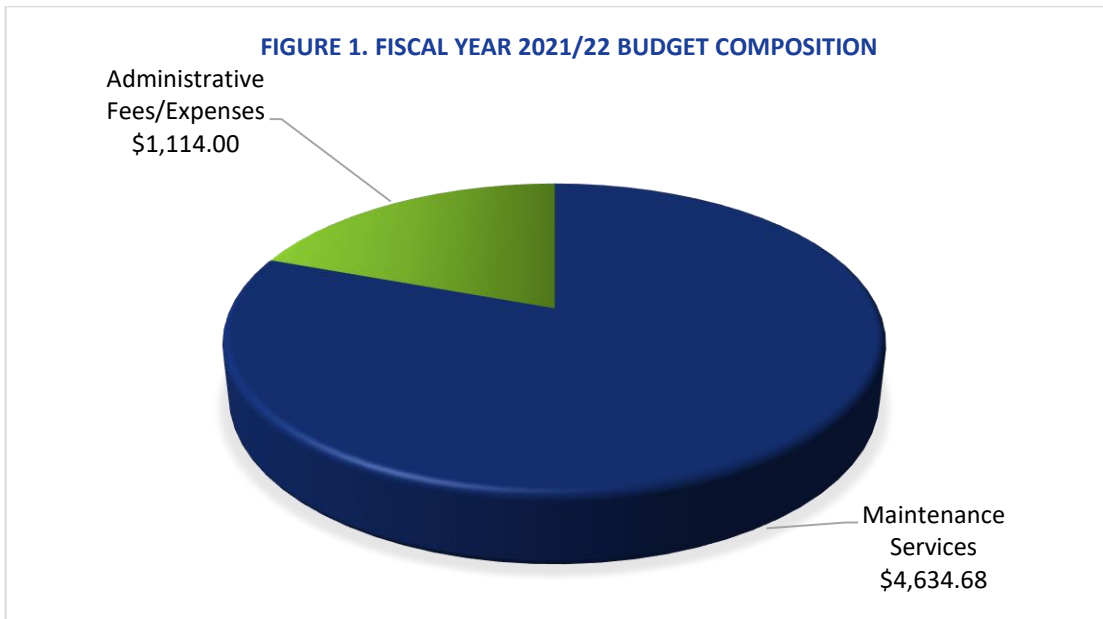
A summary of the total levy for Fiscal Year 2021/22 is shown in the table below.

Zone 2 Levy Summary	
Parcel Count	1
Levy Total	\$5,748.68

4.2 Levy Components

A summary of the levy components for Fiscal Year 2021/22 are shown in the table and chart below.

Description	Annual Cost
Maintenance Services	\$4,634.68
Administrative Fees/Expenses	1,114.00
Total Amount Levied:	\$5,748.68



4.3 Special Tax Spread

The following table provides the Special Tax Levy breakdown for Fiscal Year 2021/22:

Tax Zone	Total Amount Levied ⁽¹⁾	Maximum Special Tax	Percentage of Maximum ⁽²⁾
2	\$5,748.68	\$11,497.36	50.00%

(1) Levy amounts are rounded to an even cent for placement on the Riverside County tax roll.

(2) Approximately 100% due to even cent rounding that may be less than the maximum special tax rate for placement on the Riverside County tax roll.

4.4 Special Tax Rate Summary

On each July 1, the Maximum Special Tax Rate shall be increased by the Tax Escalation Factor. The following tables provide a summary of the Maximum and Applied Special Tax Rates for Fiscal Year 2021/22:

SPECIAL TAX RATES

Tax Zone	Property Type/APNs	Maximum Special Tax Rate	Applied Special Tax Rate	Per
2	436-360-011, 436-360-013, 436-360-014 & 436-360-015	\$1,875.59	\$937.79	Acre

CONTINGENT SPECIAL TAX RATES

Tax Zone	Property Type/APNs	Maximum Special Tax Rate	Applied Special Tax Rate	Per
2	436-360-011, 436-360-013, 436-360-014 & 436-360-015	\$3,196.49	\$0.00	Acre

5. DELINQUENCY MANAGEMENT

As of June 30, 2021, the overall delinquency rate for the District was 0.00%. Information regarding delinquencies will be available within the Fiscal Year 2021/22 Annual Report as applicable.

6. BOUNDARY MAP

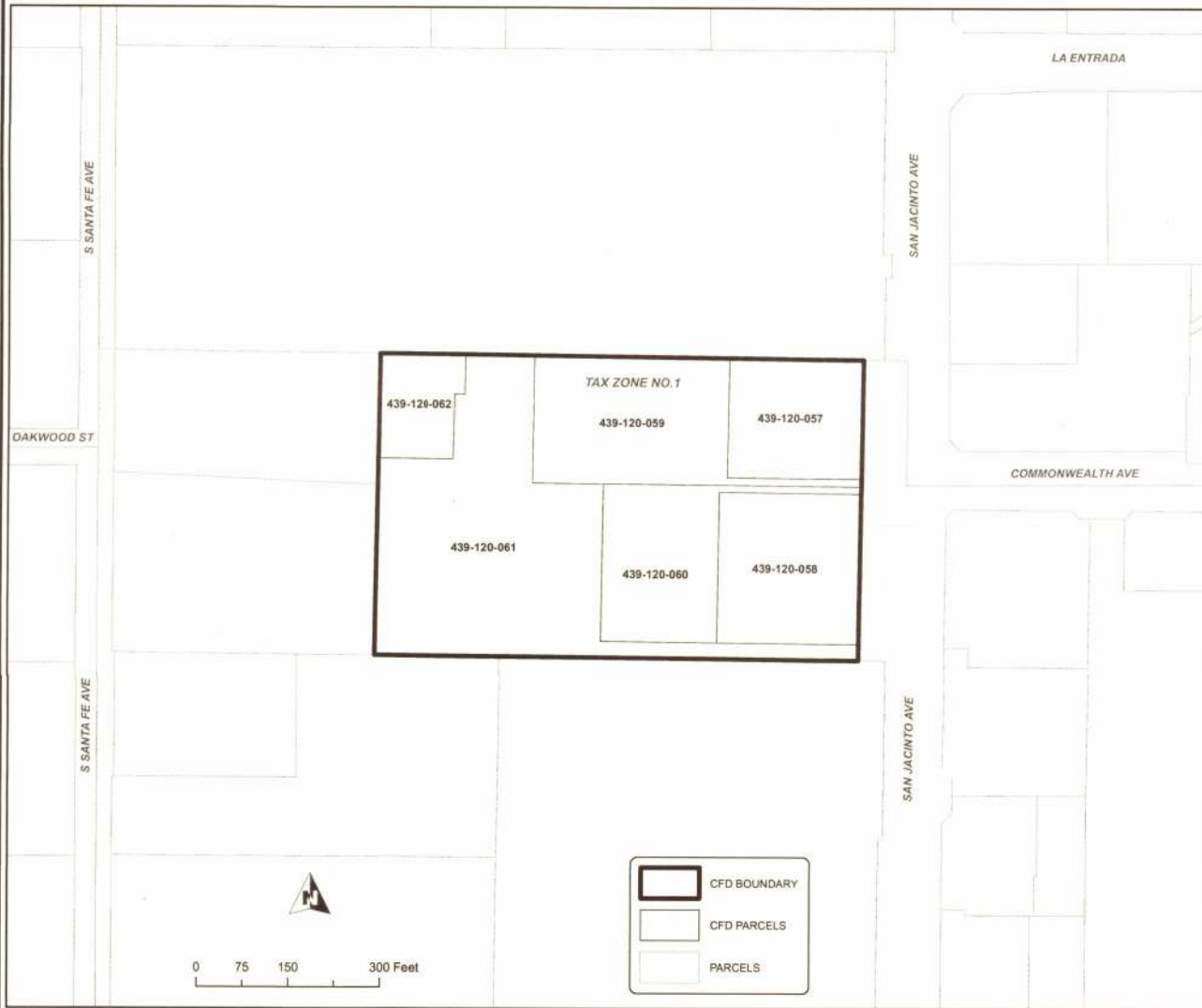
The following page provides the Boundary Map for the District.

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CITY OF SAN JACINTO COMMUNITY FACILITIES DISTRICT NO. 2020-1

CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO THIS 5th DAY OF May 2020

A. Melton
CITY CLERK
CITY OF SAN JACINTO
RIVERSIDE COUNTY, CALIFORNIA

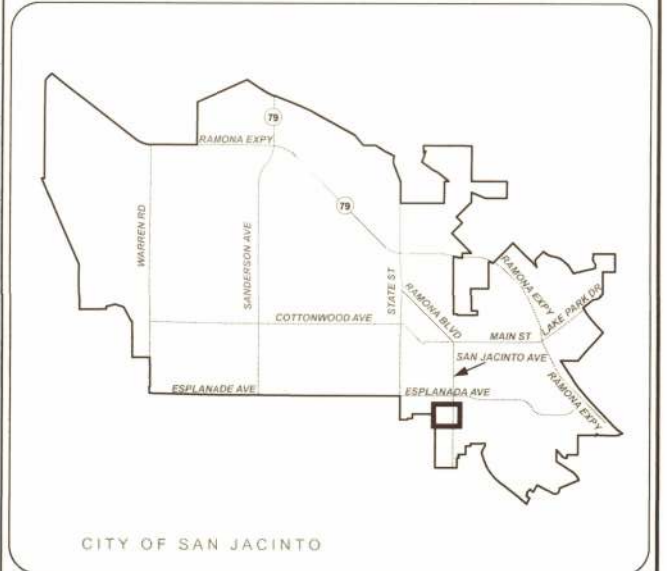
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF THE CITY OF SAN JACINTO COMMUNITY FACILITIES DISTRICT NO. 2020-1, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN JACINTO, AT A MEETING THEREOF, HELD ON THE 5th DAY OF May 2020 BY ITS RESOLUTION NO. 3997

A. Melton
CITY CLERK
CITY OF SAN JACINTO
RIVERSIDE COUNTY, CALIFORNIA

FILED THIS 20th DAY OF MAY 2020 AT THE HOUR OF 11:04 O'CLOCK A.M. IN BOOK 85 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 14 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. FEE: \$9- No: 2020-0214738

Peter Alpana
DEPUTY
COUNTY RECORDER, PETER ALPANA
COUNTY OF RIVERSIDE, CALIFORNIA

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



Source: Riverside County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California VI FIPS 0406 Feet



APPENDIX A – RATE AND METHOD OF APPORTIONMENT

The following pages provide the Rate and Method of Apportionment for the District.

**CITY OF SAN JACINTO
COMMUNITY FACILITIES DISTRICT NO. 2020-1**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax shall be levied and collected in Community Facilities District No. 2020-1, City of San Jacinto ("CFD 2020-1") each Fiscal Year, in an amount determined by the application of the procedures described below. All of the Taxable Property (as defined below) in CFD 2020-1, unless exempted by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

I. DEFINITIONS

The terms used herein shall have the following meanings:

"Accessory Dwelling Unit" means a secondary residential unit of limited size, as defined in California Government Code Section 65852.1 as that may be amended from time to time, that shares a Parcel with a Unit of Single Family Detached Property.

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map or in the Assessor's Data for each Assessor's Parcel. In the event the Assessor's Parcel Map or Assessor's Data shows no acreage, the Acreage for any Assessor's Parcel shall be determined by the CFD Administrator based upon the applicable final map, parcel map, condominium plan, or other recorded County parcel map or calculated using available spatial data and GIS. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Act of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD 2020-1: the costs of computing the Annual Special Tax Requirement and the annual Special Tax and of preparing the annual Special Tax collection schedules; the costs of collecting the Special Taxes, including any charges levied by the County Auditor's Office, Tax Collector's Office or Treasurer's Office; the costs of the City or designee in complying with the disclosure requirements of the California Government Code (including the Act), including public inquiries regarding the Special Taxes; the costs of the City or designee related to an appeal of the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from delinquent Special Taxes in CFD 2020-1.

"Affordable Housing Property" means, in any Fiscal Year, all or a portion of any Assessor's Parcel within the boundaries of CFD 2020-1 that is subject to a deed restriction, resale restriction, or regulatory agreement recorded in favor of the City of San Jacinto that restricts Unit rents or prices chargeable to lower income households.

"Affordable Multi-Family Property" means Multi-Family Property that is also Affordable Housing Property.

"Affordable Single Family Attached Property" means Single Family Attached Property that is also Affordable Housing Property.

"Affordable Single Family Detached Property" means Single Family Detached Property that is also

Affordable Housing Property.

“Agricultural Property” means all Assessor’s Parcels of Developed Property in CFD 2020-1 that are used for farming or agriculture according to Assessor’s Data or as otherwise known by the CFD Administrator.

“Annual Services Costs” means the amounts required to fund services authorized to be funded by CFD 2020-1.

“Annual Special Tax Requirement” means that amount with respect to CFD 2020-1 determined by the City Council or designee as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) the Annual Services Costs, (3) the Contingent Special Tax Requirement, (4) any amount required to establish or replenish any reserve or replacement fund established in connection with CFD 2020-1, and (5) reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

“Assessor’s Data” means Acreage or other Parcel information contained in the records of the County Assessor.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means, with respect to an Assessor’s Parcel, that number assigned to such Assessment’s Parcel by the County for purposes of identification.

“Backup Contingent Special Tax” means the Backup Contingent Special Tax applicable to each Assessor’s Parcel of Taxable Property, as determined in accordance with Section III below.

“Backup Special Tax” means the Backup Special Tax applicable to each Assessor’s Parcel of Taxable Property, as determined in accordance with Section III below.

“Boundary Map” means that map recorded with the County Recorder’s office on _____ in Book ___ at Page ___ as Document Number _____.

“Building Square Foot(age)” means the structure square footage as shown in the building permit issued or as contained in the County Assessor’s Data.

“CFD 2020-1” means the Community Facilities District No. 2020-1, City of San Jacinto, County of Riverside, State of California.

“CFD Administrator” means an official of the City, or designee or agent or consultant, responsible for administering the Special Tax in accordance with this Rate and Method of Apportionment.

“City” means the City of San Jacinto, County of Riverside, California.

“City Council” means the City Council of the City, acting as the legislative body of CFD 2020-1.

“Commercial Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for a commercial use, according to Assessor’s Data or as otherwise known by the CFD Administrator.

“Contingent Services” means those services to be provided initially by a POA, but that may be provided by the City or contractor(s) of the City should the POA be unable to provide the Contingent Services to the City’s standards or pay for the costs of such services. The actual services that are considered Contingent Service may differ within each Tax Zone.

“Contingent Special Tax” means that amount levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Contingent Special Tax Requirement.

“Contingent Special Tax Requirement” means that amount with respect to each Tax Zone as required in any Fiscal Year if the POA is unable to provide the Contingent Services to the City’s standards or pay for the costs of Contingent Services incurred or otherwise payable.

“County” means the County of Riverside, California.

“Developed Property” means, in any Fiscal Year, all Taxable Property in CFD 2020-1 for which a building permit for new construction was issued by the City prior to June 1 of the preceding Fiscal Year. Agricultural Property used for farming or agriculture is considered Developed Property even if no structure is on the Parcel.

“Exempt Property” means all property located within the boundaries of CFD 2020-1 which is exempt from the Special Tax pursuant to Section V below.

“Fiscal Year” means the period from July 1st of any calendar year through June 30th of the following calendar year.

“Future Annexation Area” means the area designated for future annexation to CFD 2020-1 as shown in the CFD 2020-1 Boundary Map, as may be amended from time to time.

“GIS” means a geographic information system.

“Industrial Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for an industrial use, according to Assessor’s Data or as otherwise known by the CFD Administrator.

“Maximum Contingent Special Tax” means the maximum Contingent Special Tax authorized for levy in any Fiscal Year that may apply to Taxable Property as described in Section III.

“Maximum Special Tax” means the maximum Special Tax authorized for levy in any Fiscal Year that may apply to Taxable Property as described in Section III.

“Mixed Use Property” means all Assessor’s Parcels of Developed Property that have more than one property classifications, allowing for both residential and other use types on each such Assessor’s Parcel. For an Assessor’s Parcel of Mixed Use Property, the Special Tax shall be calculated and levied for each use type present on the Assessor’s Parcel.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel Number, are offered for rent to the general public, and cannot be purchased by individual homebuyers, according to Assessor’s Data or as otherwise known by the CFD Administrator.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued, that is not used for people to live in, and does not include Agricultural Property, Commercial Property, Multi-Family Property, Industrial Property or Public Property, according to Assessor’s Data or as otherwise known by the CFD Administrator.

“Parcel” means a lot or parcel with a parcel number assigned by the Assessor of the County.

“Property Owner’s Association” or “POA” means any property owner’s association established to provide Contingent Services within a Tax Zone.

“Property Owners Association Property” means any property within the boundaries of CFD 2020-1 which is (a) owned by a property owners association or (b) designated with specific boundaries and acreage on a final subdivision map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means, for Developed Property that the ratio of the Special Tax levy to the Assigned Special Tax or the Backup Special Tax is equal for all Assessors’ Parcels of Developed Property within CFD 2020-1. For Undeveloped Property, “Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property within CFD 2020-1.

“Public Property” means any property within the boundaries of CFD 2020-1 owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public or private road right-of-way making the property unusable for any other purpose has been granted to the federal government, the State of California, the County, the City, or any local government or other public agency.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel Numbers assigned to them (except for a duplex triplex, or fourplex unit, which may share a Parcel with another duplex, triplex or fourplex Unit(s)), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit), including such residential structures that meet the statutory definition of a condominium project contained in Civil Code Section 4125, according to Assessor’s Data or as otherwise known by the CFD Administrator.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit, according to Assessor’s Data or as otherwise known by the CFD Administrator.

“Special Tax” means the amount levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Annual Special Tax Requirement.

“Tax Escalation Factor” means a factor equal to the annual change in the April to April Riverside-San Bernardino-Ontario CPI-U Index up to a maximum factor of 7.5% that will be applied annually after Fiscal Year 2020/21 to increase the Maximum Special Tax rates shown in Section III.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Rate and Method of Apportionment. ***All of the Taxable Property within CFD 2020-1 at the time of its formation is within Tax Zone No. 1.*** Additional Tax Zones may be created when property is annexed to CFD 2020-1, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone when such Parcels are annexed to CFD 2020-1 shall be identified by Assessor’s Parcel number in the annexation documents at the time of annexation.

“Taxable Property” means all Parcels within the boundary of CFD 2020-1 that are not Exempt Property, or exempt from the Special Tax pursuant to the Act or Section V below.

“Undeveloped Property” means all Parcels of Taxable Property that are not Developed Property.

“Unit” means any individual single family detached or attached home, townhome, condominium, apartment, or other residential dwelling unit, including each separate living area within a half-plex, duplex, triplex, fourplex, or other residential structure. An Accessory Dwelling Unit that shares a Parcel with a Unit of Single Family Detached Property, Single Family Attached Property shall not be considered a separate Unit for purposes of calculating the Special Tax.

“Welfare Exempt Property” means all Parcels within the boundaries of CFD 2020-1 that have been granted a welfare exemption pursuant to Section 53340 (c) under the Act under subdivision (g) of Section 214 of the Revenue and Taxation Code by the County.

II. DETERMINATION OF TAXABLE PARCELS

On or about July 1 of each Fiscal Year, the CFD Administrator shall determine the valid Assessor’s Parcel Numbers for all Taxable Property within CFD 2020-1. If any Assessor’s Parcel Numbers are no longer valid from the previous Fiscal Year, the CFD Administrator shall determine the new Assessor’s Parcel Number or Numbers that are in effect for the current Fiscal Year. To the extent a Parcel or Parcels of Taxable Property are subdivided, consolidated or otherwise reconfigured, the Maximum Special Tax rates shall be assigned to the new Assessor’s Parcels pursuant to Section III. The CFD Administrator shall also determine: (i) the Tax Zone within which each Parcel is located; (ii) which Parcels are Developed Property and Undeveloped Property; (iii) the number of Units each Parcel contains; (iv) the property type, i.e. Single Family Detached Property, etc; and (iv) the Annual Special Tax Requirement for the Fiscal Year.

III. SPECIAL TAX - METHOD OF APPORTIONMENT

All Taxable Property shall be subject to a Special Tax defined as follows.

The Special Tax shall be levied each Fiscal Year by the CFD Administrator. The Annual Special Tax Requirement shall be apportioned to each Parcel within CFD 2020-1 by the method shown below.

First. Determine the Annual Special Tax Requirement.

Second. Levy the Special Tax on each Parcel of Developed Property, Proportionately, up to the

Maximum Special Tax described in the table below to satisfy the Annual Special Tax Requirement.

Third. If additional monies are needed to satisfy the Annual Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor’s Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property;

Under no circumstances will the Special Tax levied against any Assessor’s Parcel of Developed Property be increased by more than 10% as a consequence of delinquency or default by the owner of any other Assessor’s Parcel within CFD No. 2020-1.

**TABLE 1
SPECIAL TAX RATES – TAX ZONE NO. 1
FISCAL YEAR 2020/21***

Property Type	Special Tax Rate	Per	Expected Special Tax Revenue
Commercial Property	\$1,585.20	Acre	\$13,601.00

**On each July 1, commencing on July 1, 2021, the Maximum Special Tax Rate and Expected Special Tax Revenue for each Tax Zone shall be increased by the Tax Escalation Factor.*

**TABLE 2
CONTINGENT SPECIAL TAX RATES – TAX ZONE NO. 1
FISCAL YEAR 2020/21***

Property Type	Contingent Special Tax Rate	Per	Expected Contingent Special Tax Revenue
Commercial Property	\$5,406.45	Acre	\$46,387.30

**On each July 1, commencing on July 1, 2021, the Maximum Special Tax Rate and Expected Contingent Special Tax Revenue for each Tax Zone shall be increased by the Tax Escalation Factor.*

Maximum Special Taxes

The Maximum Special Tax for each Assessor’s Parcel of Taxable Property within each Tax Zone shall be the greater of the Special Tax as show in Table 1 or the Backup Special Tax.

The Maximum Contingent Special Tax for each Assessor’s Parcel of Taxable Property within each Tax Zone shall be the greater of the Contingent Special Tax as show in Table 2 or the Backup Contingent Special Tax.

Backup Special Taxes

The Backup Special Tax for each Assessor’s Parcel of Taxable Property within each Tax Zone shall be the rate per Acre that results in the Expected Special Tax Revenue for each Tax Zone.

The Backup Contingent Special Tax for each Assessor’s Parcel of Taxable Property within each Tax Zone

shall be the rate per Acre that results in the Expected Contingent Special Tax Revenue for each Tax Zone.

A different Maximum Special Tax rate may be identified in Tax Zones added to CFD 2020-1 as a result of future annexations.

In some instances, an Assessor's Parcel of Developed Property may contain more than one type of property. The Maximum Special Taxes levied on an Assessor's Parcel shall be the sum of the Maximum Special Taxes for all Units located on that Assessor's Parcel.

IV. FORMULA FOR PREPAYMENT OF SPECIAL TAX OBLIGATIONS

The Special Tax may not be prepaid.

V. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Taxes shall be levied on Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act.

Additionally, Welfare Exempt Property, shall be reimbursed for Special Tax levied and paid. A property owner must provide documentation of the exemption within one calendar year after having paid the Special Taxes for which an exemption has been granted. A refund of the amount of Special Taxes paid for the Fiscal Year the exemption has been granted will be provided to the owner of Welfare Exempt Property who was granted the exemption.

VI. INTERPRETATION OF RATE AND METHOD OF APPORTIONMENT

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

VII. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided that the City may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of CFD 2020-1, and may collect delinquent Special Taxes through foreclosure or other available methods.

A Special Tax shall continue to be levied and collected within CFD 2020-1, as needed to fund the Annual Special Tax Requirement, in perpetuity.

VIII. APPEAL OF SPECIAL TAX LEVY

Any property owner may file a written appeal of the Special Tax with the CFD Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary,

and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Taxes, but an adjustment shall be made to credit future Special Taxes.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

APPENDIX B – DELINQUENCY SUMMARY REPORT

There are no reportable delinquencies for Fiscal Year 2020/21.

APPENDIX C – FINAL BILLING DETAIL REPORT FOR FISCAL YEAR 2021/22

The following page provides the Final Billing Detail Report for Fiscal Year 2021/22.

City of San Jacinto
Community Facilities District No. 2020-1
Final Billing Detail Report for Fiscal Year 2021/22

Account ID	Tax Zone	Acreage	Other	Total
436-360-011	2	6.13	\$0.00	\$5,748.68
439-120-057	1	1.01	(0.01)	1,658.08
439-120-058	1	1.33	0.00	2,183.44
3 Accounts		8.47	(\$0.01)	\$9,590.20