



# Community Facilities District No. 2005-4 Annual Special Tax Report

*Fiscal Year Ending June 30, 2022*

## Manteca Unified School District

2022 / 2023



A division of California Financial Services

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# Introduction

Community Facilities District No. 2005-4 (“CFD No. 2005-4”) of the Manteca Unified School District (the “School District”) was formed pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982”, as amended (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. CFD No. 2005-4 is authorized under the Act to finance certain facilities (the “Authorized Facilities”) as established at the time of formation.

This Annual Special Tax Report (the “Report”) summarizes certain general and administrative information and analyzes the financial obligations of CFD No. 2005-4 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2022/2023. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment of Special Tax (the “RMA”) which is attached to this Report as Exhibit A.

All capitalized terms not defined herein are used as defined in the RMA and/or Fiscal Agent Agreement (“FAA”), dated November 1, 2018 between the School District and Bank of New York, NA acting as Fiscal Agent (the “Fiscal Agent”).

This Report is organized into the following Sections:

## **Section I – CFD Background**

Section I provides background information relating to the formation of CFD No. 2005-4 and the long-term obligations issued to finance the Authorized Facilities.

## **Section II – Fiscal Year 2021/2022 Special Tax Levy**

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2021/2022 and an accounting of the remaining collections.

## **Section III – Fund and Account Balances**

Section III examines the financial activity within the funds and accounts associated with CFD No. 2005-4.

## **Section IV – Senate Bill 165**

Section IV provides information required under Senate Bill 165 (“SB 165”) regarding the initial allocation of bond proceeds and the expenditure of the Annual Special Taxes and bond proceeds utilized to fund the Authorized Facilities of CFD No. 2005-4 for Fiscal Year 2021/2022.

## **Section V – Annual Special Tax Requirement**

Section V calculates the annual Special Tax Requirement based on the obligations of CFD No. 2005-4 for Fiscal Year 2022/2023.

## **Section VI – Development**

Section VI provides updated information regarding the Special Tax classification of parcels within CFD No. 2005-4 as well as the impact this development has in the form of students generated and the resulting need for additional School Facilities to house these students.

## **Section VII – Fiscal Year 2022/2023 Special Tax Levy**

Section VII provides the Fiscal Year 2022/2023 Special Tax levy based on updated Special Tax classifications and the annual Special Tax Requirement.

# I. CFD Background

This Section provides background information regarding the formation of No. 2005-4 and the Bonds issued to fund the Authorized Facilities.

## A. Location

The initial boundaries of CFD No. 2005-4 include seventy (70) noncontiguous acres within the City of Lathrop (“City”). The parcels are fairly evenly distributed within a three-mile radius around the perimeter of the City and are located in areas of residential development. Additional property may be annexed to CFD No. 2005-4 as residential development continues in the City.

Since the formation of CFD No. 2005-4, no additional property has annexed; however, property is expected to be annexed to CFD No. 2005-4 in the future.

## B. Formation

CFD No. 2005-4 was formed and established by the School District on February 8, 2005, under the Act, following a public hearing conducted by the Board of Trustees of the School District (the “Board”), as legislative body of CFD No. 2005-4, and a landowner election at which the qualified electors of CFD No. 2005-4 authorized CFD No. 2005-4 to incur bonded indebtedness in an amount not to exceed \$400,000,000 and approved the levy of annual Special Taxes.

CFD No. 2005-4 was formed to finance the acquisition/construction of school facilities that will directly or indirectly serve students generated from residential units constructed within CFD No. 2005-4.

### C. Bonds

A summary of the Special Tax Bonds issued by the School District are outlined in the table below. A debt service schedule of the outstanding debt is included as Exhibit B.

#### Special Tax Bonds of the School District

Series	Date of Issuance	Amount Issued
Series A (2018) Special Tax Bonds	November 14, 2018	\$5,520,000

## II. Fiscal Year 2021/2022 Annual Special Tax

Each Fiscal Year, CFD No. 2005-4 levies and collects Annual Special Taxes pursuant to the RMA in order to meet the obligation for that Fiscal Year. This Section provides a summary of the levy and collection of Annual Special Taxes in Fiscal Year 2021/2022.

### A. Special Tax Levy

The Special Tax levy for Fiscal Year 2021/2022 is summarized by Special Tax classification in the table below.

**Fiscal Year 2021/2022  
Annual Special Tax Levy <sup>[1]</sup>**

Tax Rate Category	Taxable Units	Average Maximum Special Tax Rate	Total Maximum Special Taxes	Average Actual Special Tax Rate	Total Special Taxes
<b>Developed</b>					
Single Family Non-Low Income	445 Units	\$1,528.06 per Unit	\$679,986.04	\$1,032.20 per Unit	\$459,329.32
Single Family Low Income	0 Units	NA	NA	NA	0.00
<b>Total</b>					<b>\$459,329.32</b>

[1] Pursuant to direction from the Board of Trustees, the Special Tax levy has been reduced by \$53.64 per taxable parcel as an “offset” to the ad valorem property tax levied for the general obligation Measure M bonds. Additionally, the Board of Trustees directed the Maximum Special Tax levy be reduced and levied at an amount equal to 70% of the Maximum Special Tax.

### B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2005-4, as of June 30, 2022, for Fiscal Year 2021/2022 and prior years, is summarized in the table on the following page. A detailed listing of the Fiscal Year 2021/2022 Delinquent Annual Special Taxes, based on the second installment collections is provided as Exhibit C.

All Special Taxes are currently under the Teeter Plan of San Joaquin County (“County”). Under the Teeter Plan the County distributes 100% of any taxes delinquent as of June 30<sup>th</sup> in the payment of the Special Tax.



**CFD No. 2005-4**  
**Annual Special Tax Collections and Delinquencies**

Fiscal Year	Subject Fiscal Year					June 30, 2022	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2016/2017	\$459,329.32	11	\$450,783.24	\$8,546.08	1.86%	\$507.38	0.11%
2017/2018	459,329.32	5	455,208.60	4,120.72	0.90%	507.51	0.11%
2018/2019	459,329.32	1	458,314.30	1,015.02	0.22%	1,015.02	0.22%
2019/2020	459,329.32	4	456,343.86	2,985.46	0.65%	926.24	0.20%
2020/2021	459,329.32	1	458,910.59	418.73	0.09%	418.73	0.09%
2021/2022	459,329.32	2	457,515.30	1,814.02	0.39%	1,814.02	0.39%

Source: San Joaquin County

# III. Fund and Account Balances

Special Taxes are collected by the San Joaquin County Tax Collector as part of the regular property tax bills. Once Special Taxes are received by the San Joaquin County Tax Collector, they are transferred to the School District where they are deposited into Fund 80. Special Taxes are utilized by the School District to pay Annual Costs and are periodically transferred to the Fiscal Agent for the payment of debt service obligations. This Section summarizes the current balances of the funds and accounts associated with CFD No. 2005-4.

## A. School District Fund

The balance, as of June 30, 2022, of the fund in which Special Taxes are being held by the School District (Fund 80:9910) is \$1,763,261.29.

## B. CFD Accounts

Funds and Accounts associated with the Series A (2018) Special Tax Bonds (“Bonds”) are currently being held by the Bank of New York Mellon Trust Company, N.A. acting as Fiscal Agent for the Bonds. These Funds and Accounts were established pursuant to the FAA executed in association with the Bonds.

The balances, as of June 30, 2022, of the major funds, accounts and sub-accounts being held by the respective Fiscal Agent are listed in the table on the next page.

### Fund and Account Balances as of June 30, 2022

Account Name	Balance
<b>2018 Special Tax Bonds</b>	
Bond Proceeds Fund	\$0.00
Bond Fund	0.00
Improvement Account	5,533,724.67
Cost of Issuance Fund	0.00
Special Tax Fund	357,212.38
Prepayment Account	0.00
Administrative Expense Account	0.00
Reserve Account <sup>[1]</sup>	0.00
<b>Total</b>	<b>\$5,890,937.05</b>

[1] Reserve Insurance Policy satisfies the Reserve Requirement.

## B. Source and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 2005-4 are limited based on the restrictions as described within the FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 2005-4 from July 1, 2020 through June 30, 2021. For a more detailed description of the sources and uses of funds please refer to the FAA.

### Fiscal Year 2021/2022 Sources and Uses of Funds

Sources	
Bond Proceeds	\$0.00
Annual Special Tax Receipts	\$458,270.52
Investment Earnings	9,682.43
<b>Total</b>	<b>\$467,952.95</b>
Uses	
Interest Payments	(\$208,862.52)
Principal Payments	(185,000.00)
Authorized Facilities	(47,180.56)
Administrative Expenses	(165,269.44)
<b>Total</b>	<b>(\$606,312.52)</b>

## IV. Senate Bill 165

Senate Bill 165, or the Local Agency Special Tax and Bond Accountability Act (“SB 165”), requires any local special tax/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. SB 165 only applies to CFDs authorized on or after January 1, 2001 in accordance with Sections 50075.1 and 53410 of the California Government Code.

### A. Authorized Facilities

School Facilities with the appropriate furnishing and equipment, site acquisitions, and required additions to support Facilities as follows:

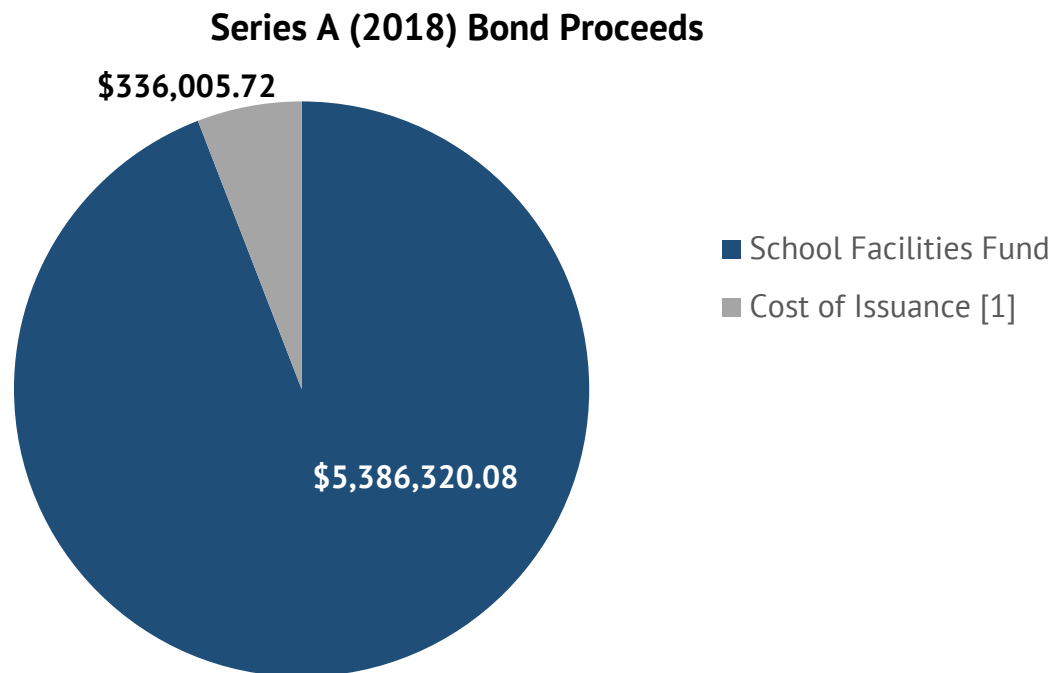
1. Construction and completion of Mossdale Elementary School (including off-site utility extensions, access road, and construction costs not reimbursed by the State required for completion of the school).
2. Construction and completion of Ethel Allen Elementary School (including off-site utility extensions, access road, and construction costs not reimbursed by the State required for completion of the school).
3. Construction and completion of one and one-half to two (2) high schools (including storage facilities, general site development, and construction costs not reimbursed by the State required for completion of the school, sites to be determined).
4. Classroom additions to existing Lathrop Schools sufficient to mitigate student impacts generated from development within CFD No. 2005-4.
5. Ten (10) new Elementary Schools (sites to be determined).

6. District renovation, ADA compliance, and modernization of existing school facilities throughout Lathrop (with a 5 year useful life, including design, furniture and equipment, and construction costs not reimbursed by the State).
7. School busses sufficient to mitigate student impacts generated from development within CFD No. 2005-4.
8. High School Swimming Pools.
9. High School Stadiums.
10. To the extent funds are available, additions to District support facilities.
11. The costs of efforts to obtain State funding for any of the foregoing. This will include consultant costs and that portion of salary of the School District employees representing the portion of their time expended in this effort.

## B. Bond Proceeds

### 1. Series A (2018) Special Tax Bonds

In accordance with the FAA, the total bond proceeds of \$5,520,000 were deposited into the funds and accounts as shown in the graph below.



[1] This amount includes the Underwriter's Discount of \$120,605.72. The actual amount deposited into the Cost of Issuance Account was \$215,400. The total above equals \$5,722,325.80 which includes the Original Issue Premium of \$202,325.80.

## 2. Construction Funds and Accounts

The construction funds generated for school facilities from the issuance of the Bonds have been deposited into the Improvement Fund. The table below summarizes the accruals and expenditures within the Improvement Fund since the issuance of the Bonds.

<b>Improvement Fund</b>		
<b>Balance from Bond Proceeds</b>		<b>\$5,386,320.08</b>
Previously Accrued	\$144,096.33	
Previously Expended	0.00	
<b>Balance as of June 30, 2021</b>		<b>\$5,530,416.41</b>
Accruals		\$3,308.26
Interest Earnings	\$3,308.26	
Expenditures		(\$0.00)
Authorized Facilities	(\$0.00)	
<b>Balance as of June 30, 2022</b>		<b>\$5,533,724.67</b>



### C. Special Taxes

CFD No. 2005-4 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined in the FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 2005-4 within the Special Tax Fund created under the FAA.

<b>Special Tax Fund</b>	
<b>Balance as of November 14, 2018</b>	
	<b>\$0.00</b>
Previously Accrued	\$1,373,983.94
Previously Expended	(1,158,099.16)
<b>Balance as of June 30, 2021</b>	
	<b>\$215,884.78</b>
Accruals	\$459,329.32
Transfer from Fund 80:9110 (Special Tax Deposits)	\$459,329.32
Expenditures	(\$318,001.72)
Transfer to Bond Fund for Debt Service	(\$258,481.23)
Transfer to Fund 80:9110	(59,520.49)
<b>Balance as of June 30, 2022</b>	
	<b>\$357,212.38</b>

The table below presents a detailed listing of the Special Taxes collected and expended within the Fund 80:9910 of the School District.

**Fund 80:9910 (School District Fund)**

<b>Balance as of July 1, 2021</b>		<b>\$1,910,879.60</b>
Accruals		\$524,161.01
Special Tax Deposits	\$517,791.01	
Interest Earnings	6,370.00	
Expenditures		(\$671,779.32)
Transfer to Special Tax Fund	(\$459,329.32)	
Administrative Expenses	(47,180.56)	
Authorized Facilities	(165,269.44)	
<b>Balance as of June 30, 2022</b>		<b>\$1,763,261.29</b>

# V. Annual Special Tax Requirement

This Section outlines the calculation of the annual Special Tax Requirement of CFD No. 2005-4 based on the financial obligations for Fiscal Year 2022/2023.

## A. Annual Special Tax Requirement

The Annual Special Taxes of CFD No. 2005-4 are calculated in accordance and pursuant to the RMA and are to be utilized for the Annual Costs. Additionally, pursuant to the FAA, all Special Taxes of CFD No. 2005-4 are pledged to the payment of the debt service obligations with any remainder to be utilized on the Authorized Uses/Facilities of CFD No. 2005-4. The table on the next page shows the calculation of the Annual Special Tax Requirement for Fiscal Year 2022/2023.

## Annual Special Tax Requirement for CFD No. 2005-4

<b>Fiscal Year 2021/2022 Remaining Sources</b>		<b>\$357,212.38</b>
Balance of Special Tax Fund	\$357,212.38	
Balance of Bond Fund	0.00	
<b>Fiscal Year 2021/2022 Remaining Obligations</b>		<b>(\$357,212.38)</b>
September 1, 2022 Interest Payment	(\$102,118.75)	
September 1, 2022 Principal Payment	(190,000.00)	
Pay-As-You- Go Expenditures <sup>[1]</sup>	(65,093.63)	
<b>Fiscal Year 2021/2022 Surplus (Reserve Fund Draw)</b>		<b>\$0.00</b>
<b>Fiscal Year 2022/2023 Obligations</b>		<b>(\$459,329.32)</b>
Administrative Expense Budget	(\$45,000.00)	
March 1, 2023 Interest Payment	(97,186.75)	
September 1, 2023 Interest Payment	(97,186.75)	
September 1, 2023 Principal Payment	(200,000.00)	
Bond Reserve Fund Replenishment	(0.00)	
Pay-As-You- Go Expenditures <sup>[1]</sup>	(19,955.82)	
<b>Fiscal Year 2022/2023 Special Tax Requirement <sup>[2]</sup></b>		<b>\$459,329.32</b>

[1] Special Taxes to be utilized to build Resource Centers that will add classroom capacity at the school sites benefitting the residents of CFD No. 2005-4.

[2] The Special Taxes were reduced by \$53.64 for the Measure M "offset" and levied at 70% of the Maximum Annual Special Tax Rates due to an Administrative Reduction authorized by the Board of Trustees.

## B. Administrative Expense Budget

Each year a portion of the Annual Special Tax levy is used to pay for the administrative expenses incurred by the School District to levy the Annual Special Tax and administer the debt issued to finance Authorized Facilities. The estimated Fiscal Year 2022/2023 Administrative Expenses are shown in the table below.

### Fiscal Year 2022/2023 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	\$20,665.00
Consultant Expenses	18,000.00
County Tax Collection Fees	1,335.00
Contingency for Legal	5,000.00
<b>Total Expenses</b>	<b>\$45,000.00</b>

# VI. Development

Each Fiscal Year, parcels within CFD No. 2005-4 are assigned Special Tax classifications based on the parameters outlined in the RMA. This Section outlines how parcels are classified and the amount of Taxable Property within CFD No. 2005-4.

## A. Developed Property

Pursuant to the RMA, a parcel is considered to be classified as Developed Property once a Building Permit is issued on or prior to June 1 of the prior Fiscal Year provided that such parcel was created through the recordation of a Final Tract Map on or before January 1 of the prior Fiscal Year. Once classified as Developed Property, each parcel is taxed for a period of twenty-nine (29) Fiscal Years. The table below summarizes the number of parcels with Building Permits issued and classified as Developed Property.

**Summary of Parcels  
Classified as Developed Property  
Fiscal Year 2022/2023**

Initial Tax Year	Classification	Number of Units
2004/2005	Single Family Non-Low Income	84
2005/2006	Single Family Non-Low Income	76
2006/2007	Single Family Non-Low Income	49
2007/2008	Single Family Non-Low Income	0
2008/2009	Single Family Non-Low Income	0
2009/2010	Single Family Non-Low Income	23
2010/2011	Single Family Non-Low Income	35
2011/2012	Single Family Non-Low Income	23
2012/2013	Single Family Non-Low Income	100
2013/2014	Single Family Non-Low Income	17
2014/2015	Single Family Non-Low Income	13
2015/2016	Single Family Non-Low Income	25
<b>Total</b>		<b>445</b>

Building Permits have been issued for 445 Units by the City within CFD No. 2005-4. According to the San Joaquin County Assessor, an additional 0.91 acres of Undeveloped Property is zoned for residential development within CFD No. 2005-4. The table below summarizes the Special Tax classification within CFD No. 2005-4 for the prior Fiscal Year and Fiscal Year 2022/2023.

**Development within CFD No. 2005-4**

<b>Land Use Class</b>	<b>Unit Type</b>	<b>Fiscal Year 2021/2022 Number of Units/Acres</b>	<b>Fiscal Year 2022/2023 Number of Units/Acres</b>
1	Single Family Non-Low Income	445	445
2	Single Family Low Income	0	0
<i>Total Developed Property</i>		<i>445</i>	<i>445</i>
<i>Total Undeveloped Property</i>		<i>0.91 Acres</i>	<i>0.91 Acres</i>

**B. Enrollment Impact**

Pursuant to the RMA, the School District will calculate and track the number of students generated from the Developed Units within CFD No. 2005-4 and their overall impact on the enrollment on the School District. The table below presents the number of students generated and their corresponding grade levels.

**Enrollment from CFD No. 2005-4 for Fiscal Year 2021/2022**

<b>Grade Level</b>	<b>Number of Students</b>
Elementary School (K-8)	210
High School (9-12)	134
<b>Total</b>	<b>344</b>

### **C. Projected Need for Additional Facilities**

During the formation of CFD No. 2005-4 the School District intended to utilize the funds generated from CFD No. 2005-4 to fund new schools within the boundaries of the City. However, since the economic downturn and the passage of Senate Bill 5 residential development with the City has been significantly slower than expected. To date, the City has been unable to provide flood mitigation measures needed for large scale residential development to go forward.

The School District has conducted a comprehensive analysis of existing school facilities including those serving students residing within the City. As a result of this analysis, the School District has determined that the construction of Resource Centers at existing school sites is more cost efficient, pragmatic and timely than the planned phased construction of Ethel Allen Elementary School. The School District no longer plans to move forward with the phased construction of Ethel Allen Elementary School and will instead utilize the funding from CFD No. 2005-4 to complete Resource Centers at sites serving students residing within the City, freeing up existing teaching stations resulting in additional classroom capacity.



# VII. Fiscal Year 2022/2023 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the Maximum Annual Special Tax rate, as determined by the provisions of the RMA, in the amount needed to satisfy the Special Tax Requirement. The School District has voluntarily elected to reduce the annual special tax by \$53.64 per taxable parcel as an “offset” to the ad valorem property tax levied by County for the payment of the general obligation bonds issued pursuant to the School District’s Measure M bond authorization approved by the voters on March 2, 2004. Additionally, the Board of Trustees authorized an Administrative Reduction of the Maximum Special Tax that reduced the Special Taxes to be levied at an amount equal to 70% of the Maximum Special Tax.

CFD No. 2005-4 will levy an amount needed to satisfy the Annual Special Tax Requirement listed in Section IV.

A summary of the Special Tax levy for Fiscal Year 2022/2023 by Tax Rate Category as determined by the RMA for CFD No. 2005-4 can be found in the table below.

**Fiscal Year 2022/2023 Special Tax Levy**

Tax Rate Category	Taxable Units	Average Maximum Special Tax Rate	Total Maximum Special Taxes	Average Actual Special Tax Rate	Total Special Taxes
<b>Developed</b>					
Single Family Non-Low Income	445 Units	\$1,528.06 per Unit	\$679,986.04	\$1,032.20 per Unit	\$459,329.32
Single Family Low Income	0 Units	NA	NA	NA	0.00
<b>Total</b>					<b>\$459,329.32</b>

[1] Pursuant to direction from the Board of Trustees, the Special Tax levy has been reduced by \$53.64 per taxable parcel as an “offset” to the ad valorem property tax levied for the general obligation Measure M bonds. Additionally, the Board of Trustees directed the Maximum Special Tax levy be reduced and levied at an amount equal to 70% of the Maximum Special Tax.

[https://calschools.sharepoint.com/cfs/unregulated/manteca/development revenue/cfd admin/cfd no. 2005-4/fy202021/mantecausd\\_cfd2005-4\\_fy202021\\_specialtaxreport\\_d.docx](https://calschools.sharepoint.com/cfs/unregulated/manteca/development%20revenue/cfd%20admin/cfd%20no.%202005-4/fy20202021/manteca%20causd_cfd2005-4_fy202021_specialtaxreport_d.docx)

# **Exhibit A**

## **Rate and Method of Apportionment of Special Tax**

# EXHIBIT C

## RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT No. 2005-4

MANTECA UNIFIED SCHOOL DISTRICT, SAN JOAQUIN COUNTY, CALIFORNIA

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### 1. BASIS OF SPECIAL TAX LEVY

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") applicable to the land in Community Facilities District No. 2005-4 (the "CFD") of the Manteca Unified School District (the "District") shall be levied and collected according to the tax liability determined by the District through the application of the appropriate amount or rate, as described below.

### 2. DEFINITIONS

"**Act**" means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

"**Actual Development**" means the number and size of residential units or commercial/industrial development developed on each Parcel, based on granting of building permits.

"**Administrative Expenses**" means the following actual or reasonably estimated costs directly related to the administration of the CFD, including:

- Costs of computing Special Taxes and preparing annual Special Tax collection schedules (whether by the District or designee thereof or both);
- Costs of collecting the Special Taxes (whether by the County, the District, or otherwise);
- Costs of remitting the Special Taxes to the Trustee;
- Costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture;
- Costs to the District, CFD or any designee thereof of complying with arbitrage rebate requirements;
- Costs to the District, CFD or any designee thereof of complying with JPA, District or obliged persons disclosure requirements;
- Costs associated with preparing Special Tax disclosure statements;
- Costs incurred in responding to public inquiries regarding the Special Taxes;

- Costs to the District, CFD or designee thereof related to any appeal of the Special Tax;
- Costs associated with the release of funds from an escrow account, if any; and
- Amounts estimated to be advanced or advanced by the District for any other administrative purposes, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Administrator"** means the Superintendent of the District, or designee.

**"Adjusted Annual Costs"** means the result of subtracting Pay-As-You-Go Expenditures for Authorized Facilities to be constructed or acquired by the CFD from the Annual Costs for a given Fiscal Year.

**"Annexation Parcel"** means any Parcel that is annexed to the CFD after the CFD is formed.

**"Annual Costs"** means, for any Fiscal Year, the total of

- (i) Debt Service;
- (ii) Administrative Expenses for such Fiscal Year;
- (iii) Any amounts needed to replenish any bond reserve fund for Bonds of the District issued for the CFD to the level required under the Bond Indenture;
- (iv) An amount equal to the amount of delinquencies in payments of Special Taxes levied in the previous Fiscal Year and an amount for anticipated delinquencies for the current Fiscal Year; and
- (v) Current or expected future Pay-As-You-Go Expenditures for Authorized Facilities to be constructed or acquired by the CFD,
- (vi) Less any credit from earnings on the bond reserve fund, less credit for applicable development fees, less any reimbursements, and/or less the application of any funds available from Prepayments as described in SECTION 7.

The first priority for the use of Special Tax revenues is the payment of Debt Service and Administrative Expenses.

**"Annual Special Tax Revenues"** means the amount of Special Taxes required each Fiscal Year to pay the Annual Costs.

**"Approved Development"** means the approximate number and size of residential units approved for each Undeveloped Parcel. In the case of Parcels with approved residential

zoning, the number of approved dwelling units is defined as the maximum number of units which could be constructed on that site based on the parcel's size and zoning classification.

**"Assessor"** means the Assessor of the County of San Joaquin.

**"Assessor's Parcel Number"** means the Assessor's Parcel and Assessor's Parcel number as recorded by the Assessor on the equalized tax roll.

**"Assignment Date"** means the date on which the Maximum Annual Special Tax Rate is adjusted by the Tax Escalation Factor. This date is June 1 prior to the Fiscal Year for which the Special Tax will be levied.

**"Authorized Facilities"** means those facilities to be financed as identified in the resolution forming the CFD.

**"Backup Special Taxes"** means Special Taxes which can be imposed on Undeveloped Parcels only in the event that levying the Maximum Annual Special Tax Rates on Developed Parcels produces insufficient revenue to pay the Adjusted Annual Costs.

**"Base Fiscal Year"** means the Fiscal Year beginning July 1, 2005 and ending June 30, 2006.

**"Board"** means the Board of Education of the District acting for the CFD under the Act.

**"Bond(s)"** means bond(s) issued by the District under the Act for the CFD.

**"Bond Indenture"** means the indenture, resolution, fiscal agent agreement, or other financing document pursuant to which the Bonds are issued.

**"Bond Year"** means the 12-month period ending on the second Bond payment date of each calendar year as defined in the resolution authorizing the issuance of Bonds.

**"CFD"** means the Community Facilities District No. 2005-4, Manteca Unified School District, San Joaquin County, California.

**"Class B Construction Index"** is the cost index used by the State Allocation Board.

**"County"** means the County of San Joaquin, California.

**"Debt Service"** means for each Fiscal Year or Bond Year, the total amount of principal and interest for any Bonds, notes or certificates of participation of the District for the CFD during that Fiscal Year, less any applicable credits that may be available from any other sources

available to the District to pay principal and interest for the previous or current Fiscal Year or Bond Year.

**“Developed Parcel”** means a Parcel for which a building permit has been issued for construction of any residential or commercial/industrial use after the establishment of the CFD. Once classified as developed, no Parcel shall be removed from the developed classification. If an Undeveloped Parcel is issued one or more building permits for fewer residential units than the maximum number of units allowed by the Parcel’s zoning classification, or for a lower amount of commercial/industrial development than allowed by the Parcel’s zoning classification, the District may review the potential of that Parcel for additional residential units or commercial/industrial development. If such review determines that additional residential units or commercial/industrial development could legally and feasibly be constructed on that Parcel, that portion of the Parcel which is still developable shall remain classified as an Undeveloped Parcel.

**“Development Year”** means, for each Developed Parcel, the Fiscal Year in which the Parcel changes classifications from Undeveloped Parcel to Developed Parcel. For a Parcel which so changed classifications during or after Original Base Fiscal Year but prior to the Base Fiscal Year, the Development Year shall be defined to be the Base Fiscal Year.

**“District”** means the Manteca Unified School District, San Joaquin County, California.

**“ENR Index”** means the Building Cost Index as printed by the Engineering News Record, as of the date of publication most immediately preceding the date of the calculation. If the Engineering News Record or the Building Cost Index ceases to be printed, the District shall select an alternative factor representing estimated increases in construction costs from the Base Fiscal Year.

**“Escalation Factor”** means a factor equal to the lesser of the following two calculations:

- Calculation #1 is determined by dividing the ENR Index at the time of the Assignment Date of the Maximum Annual Special Tax Rate by the ENR Index for July 2005.
- Calculation #2 is determined by compounding the Expected Inflation Factor from the Base Fiscal Year to the time of the assignment of the Maximum Annual Special Tax Rate (in other words 1.04 raised to the X power, where X equals the number of elapsed Fiscal Years since the Base Fiscal Year).

**“Expected Inflation Factor”** means a factor equal to 1.04, which accounts for expected future annual inflation of 4 percent.

**"Final Map"** means a subdivision map, created under the provisions of the State Subdivision Map Act, that has been determined by the City of Lathrop, the City of Manteca, the County or any successor jurisdiction to have met all conditions of approval, including dedications of public use including streets, roads, parks, etc.

**"Fiscal Year"** means a period starting July 1 and ending the following June 30.

**"Land Use Information"** means the land use code contained in the Secured Property Tax Roll of the Assessor, in combination with records maintained by the District of the size of each dwelling unit in the CFD, and all land uses approved by the City of Lathrop, the City of Manteca, the County or any successor jurisdiction as of June 1 of each year. If no land use code has been assigned on the Secured Property Tax Roll or the code is incorrect, the District will assign the appropriate code based on its review of the status of the property.

**"Low-Income Parcel"** means any parcel designated by the City of Manteca, City of Lathrop, or the County as meeting the health and safety code requirements pertaining to Low-Income and/or moderate income housing. Low-Income Parcels are subject to a Maximum Annual Special Tax equal to one half of the Maximum Annual Special Tax for Non-Low-Income Parcels until such Parcels are no longer designated as Low-Income Parcels. Low-Income Parcel status only applies to single family residential development.

**"Maximum Annual Special Tax Rate"** means the maximum Special Tax Rate per square foot and or dwelling unit that can be applied in any Fiscal Year to a Parcel for any Actual Development or Approved Development. If a Parcel contains Actual Development or Approved Development of multiple types, the appropriate Maximum Annual Special Tax Rate for each type of development can be applied to that Parcel.

**"Maximum Annual Special Tax Revenue"** means the maximum amount of revenue that can be collected by levying the Maximum Annual Special Tax Rates against a group of Parcels within a specific classification, such as Developed Parcels.

**"Non-Low-Income Parcel"** means any Taxable Parcel that is not classified as a Low-Income Parcel.

**"Original Base Fiscal Year"** means the Fiscal Year beginning July 1, 2004, and ending June 30, 2005.

**"Original Parcel"** means a Parcel which existed within the boundaries of the CFD prior to formation of the CFD.

**"Outstanding Bonds"** means the total principal amount of Bonds that have been issued and not fully repaid or legally defeased.

**"Parcel"** means any Assessor's parcel in the CFD based on the equalized tax rolls of the County as of January 1 of each Fiscal Year. In the event one Assessor's parcel contains Actual Development with building permits granted in two or more Fiscal Years, each portion of the Assessor's parcel covered by the separate building permits shall be considered to be separate Parcels for the purposes of levying the Tax. In the event one Assessor's parcel contains both Actual Development and Approved Development, the Assessor's parcel shall be considered to be multiple Parcels for the purposes of levying the Tax.

**"Pay-As-You-Go Expenditure"** means the use of annual Special Tax revenues to pay for Authorized Facilities.

**"Prepayment"** means the permanent satisfaction of all or a specified portion of the Special Tax obligation for one or more Parcels by a cash settlement with the District as permitted under Government Code Section 53344.

**"Prepayment Parcel"** means a Parcel which has had its entire Special Tax obligation satisfied with a Prepayment under SECTION 7 hereof. Following a Prepayment, such a Parcel shall be thenceforth deemed to be a Tax-Exempt Parcel.

**"Public Parcel"** means any Parcel that is, or is intended to be, publicly owned and would therefore normally be tax-exempt under California law, including public streets, schools, parks, public drainageways, landscaping, greenbelts, and open space. Any such Parcel is exempt from Special Taxes as described below, provided that leasehold/possessory interests shall be taxed.

**"Qualified Annuity"** means an annuity, in which the District can invest Prepayment amounts or other CFD funds, which must be handled in such a fashion as not to cause the bonds to become arbitrage bonds under the Tax Reform Act of 1986, as may be amended.

**"Semi-Public Parcel"** means any Parcel that, as of the formation of the CFD, was normally tax-exempt under California law because it supported a publicly owned and non-profit hospital, cemetery, or a building used exclusively for religious worship. Any such Parcel is exempt from Special Taxes as described below, provided that leasehold/possessory interests shall be taxed.

**"Senior Housing Parcel"** means a parcel which contains one or more Senior Housing Units and no other residential units or other development.

**"Senior Housing Unit"** means a residential unit which is limited through deed or other permanent restriction to usage by senior citizens.



**“Special Tax Rate”** means the rate per square foot or per dwelling unit which is applied to each type of Actual Development or Approved Development on a Parcel in order to calculate the amount of Special Taxes which are due from that Parcel.

**“Special Tax(es)”** mean(s) any tax levy under the Act in the CFD.

**“Square Feet”** means a measurement of the habitable area contained within the perimeter of each individual residential unit, or the covered and enclosed area contained within the perimeter of a commercial structure on a given Parcel, which can be or has been developed on that Parcel based on a building permit, or other planning approval. This figure shall be determined in accordance with the standard practice of the District in calculating structural parameters.

**“Subdivision”** means a division of a Parcel into a set of Successor Parcels in accordance with the State Subdivision Map Act.

**“Successor Parcel”** means a Parcel created by Subdivision, lot line adjustment, Parcel map or other means from an Original Parcel. Once created, the Successor Parcel will be treated in the same manner as an Original Parcel in the creation of any additional Successor Parcels from such Successor Parcel.

**“Tax Collection Schedule”** means the document prepared by the District for the County to use in levying and collecting the Special Taxes each Fiscal Year.

**“Taxable Parcel”** means any Parcel that is not a Tax-Exempt Parcel.

**“Tax-Exempt Parcel”** means a Parcel not subject to the Special Tax. Tax-Exempt Parcels include: (i) Public Parcels, (ii) Semi-Public Parcels, (iii) Senior Housing Parcels, and (iv) any Prepayment Parcel. Certain privately owned Parcels may also be exempt from the levy of Special Taxes including common areas, wetlands and open space because they contain no residential units or commercial development.

**“Trustee”** means the entity acting as the trustee or fiscal agent, as applicable, under the Bond Indenture.

**“Undeveloped-Final Map Parcel”** means an Undeveloped Parcel created by an approved Final Map after the establishment of the CFD. This includes Parcels which have a Final Map recorded for a residential subdivision prior to June 1 of any year but have not yet been subdivided according to the County’s records as of January 1 of that year.

**“Undeveloped Parcel”** means a Parcel, or a portion of a Parcel, for which no building permit for residential, commercial or industrial structures has been granted after the

establishment of the CFD. This may include Parcels which have received building permits for residential, commercial or industrial structures prior to the establishment of the CFD.

**“Undeveloped-Planned Parcel”** means an Undeveloped Parcel which has an approved tentative map for a residential subdivision or which has approved residential zoning, but does not yet have a Final Map recorded.

**“Utility Commitment”** means all necessary sewer allocations, water allocations or similar commitments which are required before building permits can be issued for one or more residential units on a given Parcel. The records of the Cities of Lathrop and Manteca and the County and other relevant jurisdictions shall be used to determine if utility commitments have been granted to parcels within the CFD. If a residential unit can be developed with a septic system or otherwise does not require any utility commitments prior to the issuance of a building permit, that unit shall be considered to have all necessary utility commitments.

### 3. DETERMINATION OF PARCELS SUBJECT TO SPECIAL TAX

The Special Tax shall be levied on the Parcels on the Assessor’s records as of the end of each Fiscal Year based on the Land Use Information and the Maximum Annual Special Tax assigned to each Parcel by the District as of June 1 of each year.

The District shall prepare a list of the Taxable Parcels in the CFD using the records of the Assessor and other records maintained by the District. The District shall select the Taxable Parcels from a list of all Parcels within the CFD using the procedure described below.

- A. Exclude all Tax-Exempt Parcels. However, Taxable Parcels that are acquired by a public agency after the CFD is formed or subsequent Final Subdivision Maps are recorded will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if Public Parcels, such as a school site, are relocated and previously Tax-Exempt Parcels become Taxable Parcels such that there is no net loss in Maximum Annual Special Tax Revenue.
- B. Exclude all parcels zoned for agriculture with no residential improvements based upon County Assessor’s land use codes and District review of the status of the parcel.
- C. Exclude all Prepayment Parcels.
- D. The remaining Parcels shall be subject to the Special Tax according to the method detailed in SECTION 5.

It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the Special Tax and their Special Tax assignments.

#### **4. TERMINATION OF THE SPECIAL TAX**

When all of the expenditures which may be incurred by the CFD to construct the Authorized Facilities have been paid and all bonds issued to pay such expenditures have been retired, the Special Tax shall cease to be levied on all Parcels. However, in no event shall the Special Tax be levied on any Parcel after Fiscal Year 2054-2055.

There is no limit on the number of years a Parcel can remain subject to the Special Tax as an Undeveloped Parcel, nor shall the number of years a Parcel is subject to the Special Tax as an Undeveloped Parcel affect the period of time that Parcel may be subject to the Special Tax as a Developed Parcel. However, after a Parcel has paid the Special Tax for 29 years as a Developed Parcel, the Special Tax shall cease to be levied on that Parcel.

When the Special Tax ceases to be levied on one or more Parcels in accordance with the procedures above, the District shall prepare a list of all such Parcels, and provide this list to the Board. The Board shall then direct the County Clerk to record a Notice of Cessation of Special Tax for all Parcels on the list. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien, recorded on the County Recorder's rolls, is extinguished. The Notice of Cessation of Special Tax shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

#### **5. ASSIGNMENT OF MAXIMUM ANNUAL SPECIAL TAX**

##### **A. CLASSIFICATION OF PARCELS**

Each Fiscal Year, using the Definitions above, the Parcel records of the Assessor's Secured Tax Roll as of January 1, and other Land Use Information, the District shall cause:

1. Each Parcel to be classified as a Tax-Exempt Parcel or a Taxable Parcel;
2. Each Taxable Parcel to be further classified as a Developed Parcel or an Undeveloped Parcel;
3. Each Developed Parcel to be further classified as a Low-Income Parcel or a Non-Low-Income Parcel; and
4. Each Undeveloped Parcel to be further classified as an Undeveloped-Final Map Parcel or an Undeveloped-Planned Parcel.

The District shall make every effort to correctly determine the Parcels subject to the tax. It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the tax and their classifications.

**B. ASSIGNMENT OF MAXIMUM ANNUAL SPECIAL TAXES**

The District shall then assign the appropriate Maximum Annual Special Taxes to each Taxable Parcel as follows:

**1. Escalate Maximum Annual Special Tax Rates**

Escalate the Maximum Annual Special Tax Rates for the Base Year, as shown on **ATTACHMENT 1**, by the Escalation Factor. Use the escalated Maximum Annual Special Tax Rates in assigning the Maximum Annual Special Taxes, as detailed below.

**2. Undeveloped Parcels**

The District shall assign the Maximum Annual Special Tax for each Undeveloped Parcel by multiplying the applicable escalated Maximum Annual Special Tax Rates times the amount of Approved Development with Utility Commitments on each Undeveloped Parcel.

**3. Developed Parcels**

- a. Development Year. The District shall assign the Maximum Annual Special Tax for each Developed Parcel in its Development Year by multiplying the applicable escalated Maximum Annual Special Tax Rates by the amount of Actual Development for each Developed Parcel. If any Approved Development remains on the Parcel, the relevant portion of the Parcel shall be treated as an Undeveloped Parcel.
- b. Fiscal Years following the Development Year. The Maximum Annual Special Tax for a Developed Parcel shall not be increased after the Development Year. The only change in the Maximum Annual Special Tax for a Developed Parcel shall occur if a Prepayment occurs after the Development Year in accordance with **SECTION 7** below. If additional building permits are granted for a Developed Parcel, the relevant portion of the Parcel shall be treated as a separate Parcel.

**C. CONVERSION OF A TAX-EXEMPT PARCEL TO A TAXABLE PARCEL**

If a Parcel determined to be a Tax-Exempt Parcel is later converted to a private use, it shall become subject to the Special Tax. The Maximum Annual Special Tax Rate or Rates for such a Parcel shall be assigned according to the steps described above for Undeveloped Parcels.

**D. A TAXABLE PARCEL ACQUIRED BY A PUBLIC AGENCY**

A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made, in connection with such acquisition, if a Tax-Exempt Parcel becomes a Taxable Parcel, there is no net loss in Maximum CFD Revenue, and the Administrator agrees to the transfer.

**E. ANNEXATION PARCELS**

A Parcel may be annexed to the CFD after the CFD has been formed. In the event a Taxable Parcel is annexed to the CFD, the Maximum Annual Special Tax will be assigned using the provisions of this section.

**6. CALCULATING ANNUAL SPECIAL TAXES**

The District shall annually calculate the Special Tax for each Taxable Parcel as follows:

A. Compute the Annual Costs using the definition of Annual Costs in **SECTION 2**.

B. Calculate the Special Tax for each Taxable Parcel by the following steps:

STEP 1: Compute the Maximum Annual Special Tax Revenues which could be collected from all Developed Parcels by summing the Maximum Annual Special Tax for each Developed Parcel assigned in **SECTION 5**.

STEP 2: If the Annual Costs are less than the Maximum Annual Special Tax Revenues from Developed Parcels as calculated in STEP 1, decrease proportionately the Special Tax levy for each Developed Parcel until the Special Tax Revenues equals the Annual Costs. *[Note: the Special Tax assigned to a Developed Parcel that is a single family residential Parcel shall not be increased by more than ten percent (10%) from the previous year if the increase is due to Special Tax delinquencies of other Parcels.]*

STEP 3: If the Maximum Annual Special Tax Revenue from Developed Parcels are less than Annual Costs but are greater than the Adjusted Annual Costs, the Special Tax levy for each Developed Parcel shall be calculated based on the Maximum Annual Special Tax for each Parcel assigned in **SECTION 5**.

STEP 4: If the Adjusted Annual Costs are greater than the Maximum Annual Special Tax Revenues from Developed Parcels, calculate Backup Special Taxes for Undeveloped-Final Map Parcels by applying equal proportions of the Maximum

Annual Special Tax for each Undeveloped-Final Map Parcel until the total of the Special Tax revenues from Developed Parcels and Undeveloped-Final Map Parcels equals the amount of Adjusted Annual Costs, or until the Maximum Annual Special Tax is reached for all Undeveloped-Final Map Parcels.

- STEP 5: If the Adjusted Annual Costs are greater than the Maximum Annual Special Tax Revenues obtainable from Developed Parcels and Undeveloped-Final Map Parcels, calculate Backup Special Taxes for Undeveloped-Planned Parcels by applying equal proportions of the Maximum Annual Special Tax for each Undeveloped-Planned Parcel until the total of the Special Tax revenues from Developed Parcels, Undeveloped-Final Map Parcels and Undeveloped-Planned Parcels equals the amount of Adjusted Annual Costs, or until the Maximum Annual Special Tax is reached for all Undeveloped-Planned Parcels.
- C. Levy on each Taxable Parcel the amount calculated in STEPS 1-5 above. In the event that one Assessor's Parcel Number contains more than one Parcel based on the definition in SECTION 2, aggregate the separate amounts calculated for each such Parcel.
- D. Prepare the Tax Collection Schedule listing the tax levy for each Assessor's parcel and send it to the appropriate county official requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule shall not be sent later than the date required by the County for such inclusion.

The District shall make every effort to correctly assign the Special Tax Rate and calculate the annual Tax liability for each Parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the Tax and their Special Tax assignments.

## 7. PREPAYMENT OF SPECIAL TAX OBLIGATION

With a Prepayment, a landowner may permanently satisfy the entire Special Tax obligation for one or more Parcels. By exercising the right to Prepayment, a landowner can eliminate the future annual Special Tax liability for one or more Parcels.

Prepayment is permitted based on the following conditions:

- Any landowner who wishes to exercise the right to a Prepayment for a Parcel must pay any and all delinquent special taxes and penalties attributable to that Parcel no later than the time of the Prepayment.
- After a building permit is issued, developers have an absolute right to make a Prepayment by the earlier of the following two dates:

- (1) at the close of escrow on the initial sale of the Parcel as a Developed Parcel, or
  - (2) the June 15th immediately preceding the Fiscal Year for which the Special Tax would otherwise be levied for the first time on the prepaying Parcel as a Developed Parcel if the Parcel had not elected to prepay.
- After the initial close of escrow on a Developed Parcel, Parcel owners may make Prepayment between May 1 and June 15 of any year. Such Prepayment shall only be permitted if the District determines that the Prepayment for a Developed Parcel after the initial close of escrow on the Developed Parcel does not jeopardize the District's ability to make timely payments of Debt Service on Outstanding Bonds

The Prepayment amount shall be established by the District through the following steps:

- STEP 1: Determine the Maximum Annual Special Tax which, if no Prepayment was made, would apply to the Parcel during the following Fiscal Year, based on the assignment procedure described in SECTION 5 above.
- STEP 2: At the District's discretion, the District may reduce the Maximum Annual Special Tax by the delinquency coverage factor and increase the Maximum Annual Special Tax by a factor sufficient to cover the higher of (i) the average annual tax delinquency rate for property in the CFD over the previous five Fiscal Years, or (ii) the average annual tax delinquency rate for property in the District as a whole over the previous five Fiscal Years.
- STEP 3a: Calculate the annual revenue which would be produced by the Maximum Annual Special Tax, based on the Tax determined in STEP 2, from the date of Prepayment up to and including the final payment which would satisfy the full 29-year Special Tax obligation of that Parcel, or if all bonds of the CFD have been issued, until the last maturity date of outstanding bonds.
- STEP 3b: In the event that all Authorized Facilities have been provided, the District determines that all Bonds of the CFD have been issued, and the future Debt Service, through the maturity of all Outstanding Bonds, is known with certainty, the Prepayment amount shall be determined by calculating the present value of the annual taxes which would otherwise be collected from the affected Parcel up to and including the final payment which would satisfy the full 29-year Special Tax obligation of that Parcel or until the maximum term of all Bonds, whichever period is shorter, if no Prepayment took place.
- STEP 4: Calculate the present value of the annual revenue stream determined in STEP 3a or 3b. The present value shall be calculated using that discount rate which, when the Prepayment is invested in actually available approved investments (as specified by

the resolution authorizing the issuance of Bonds) earning a rate of interest equal to the discount rate, would produce annual revenues equal to the amounts calculated in STEP 3a or 3b. The discount rate may not exceed the Bond yield as determined by the Tax Reform Act of 1986, as may be amended.

STEP 6: Determine the amount of a Prepayment by adding to the present value calculated in STEP 4 any fees, call premiums, or expenses which would be expected to be incurred by the City in connection with the calculation or application of the proceeds of a Prepayment.

## 8. RECORDS MAINTAINED FOR THE CFD

As development in the CFD takes place, the District will maintain a file containing records of the following information for each Parcel:

- the current Assessor's Parcel Number;
- the amount of Approved Development, as apportioned from Original Parcels to Successor Parcels;
- any changes in the amount of Approved Development or Actual Development;
- the Maximum Annual Special Tax Rates and Maximum Annual Special Taxes which applied in each Fiscal Year; and
- the authorized Annual Special Taxes levied in each Fiscal Year.

For each Developed Parcels, the District shall further maintain records of :

- the Parcel's Development Year; and
- the Maximum Annual Special Tax Rates and Maximum Annual Special Taxes which applied in the Parcel's Development Year.

The file containing the information listed above will be available for public inspection.

The District will prepare an itemized list of the Annual Costs for each Fiscal Year. This list will indicate which facilities are to be paid for out of Special Taxes, will account for State and other funding, and other applicable credits. The District shall also prepare a companion report which shows the number of developed units, the number of students enrolled in Manteca Unified School District from within CFD 2005-4, and the projected need for additional facilities. This itemization of Annual Costs and the companion report shall be approved annually by the Board and shall be attached to the Special Tax Report which apportions and levies the Tax in each Fiscal Year. The Special Tax Report shall be completed by July 15th or as soon thereafter as is possible each year.



## **9. APPEALS**

Any taxpayer who feels that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the District appealing the levy of the Special Tax. The District will then promptly review the appeal, and if necessary, meet with the applicant. If the District verifies that the tax should be modified or changed, a recommendation at that time will be made to the Board and, as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

Interpretations may be made by Resolution of the Board for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties or any definition applicable to the CFD.

# **Exhibit B**

## **Series A (2018) Special Tax Bonds Debt Service Schedule**

**Manteca Unified School District  
Community Facilities District No. 2005-4  
Series A (2018) Special Tax Bonds  
Debt Service Schedule**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>
9/1/2019	\$215,000.00	\$180,919.62	\$395,919.62
9/1/2020	175,000.00	220,487.50	395,487.50
9/1/2021	185,000.00	213,487.50	398,487.50
9/1/2022	190,000.00	204,237.50	394,237.50
9/1/2023	200,000.00	194,737.50	394,737.50
9/1/2024	210,000.00	184,737.50	394,737.50
9/1/2025	220,000.00	174,237.50	394,237.50
9/1/2026	235,000.00	163,237.50	398,237.50
9/1/2027	245,000.00	151,487.50	396,487.50
9/1/2028	255,000.00	139,237.50	394,237.50
9/1/2029	270,000.00	126,487.50	396,487.50
9/1/2030	285,000.00	112,987.50	397,987.50
9/1/2031	295,000.00	104,081.26	399,081.26
9/1/2032	300,000.00	94,493.76	394,493.76
9/1/2033	310,000.00	84,368.76	394,368.76
9/1/2034	325,000.00	73,518.76	398,518.76
9/1/2035	270,000.00	61,737.50	331,737.50
9/1/2036	215,000.00	51,950.00	266,950.00
9/1/2037	180,000.00	43,887.50	223,887.50
9/1/2038	185,000.00	37,137.50	222,137.50
9/1/2039	195,000.00	30,200.00	225,200.00
9/1/2040	180,000.00	22,400.00	202,400.00
9/1/2041	155,000.00	15,200.00	170,200.00
9/1/2042	140,000.00	9,000.00	149,000.00
9/1/2043	50,000.00	3,400.00	53,400.00
9/1/2044	35,000.00	1,400.00	36,400.00

# **Exhibit C**

## **Delinquent Annual Special Tax Report**



# Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2021/2022

Manteca Unified School District Community Facilities District No. 2005-4



## Summary

### Year End

Total Taxes Due June 30, 2022	\$459,329.32
Amount Paid	\$457,515.30
Amount Remaining to be Collected	\$1,814.02
Number of Parcels Delinquent	2
Delinquency Rate	0.39%

### Foreclosure

CFD Subject to Foreclosure Covenant:	Yes
Foreclosure Determination Date	August 30th

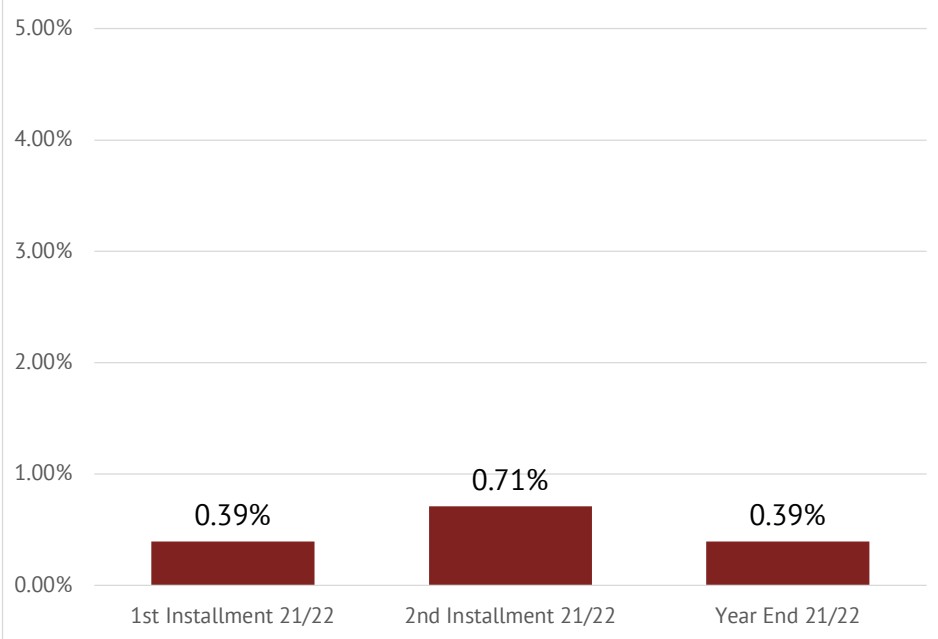
### Foreclosure Qualification

Individual Parcel Delinquency	\$3,000
Individual Owner Multiple Parcels Delinquency	N/A
Individual Parcels Semi-Annual Installments	N/A
Aggregate Delinquency Rate	5.00%

### Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshold	0
Parcels Exceeding CFD Aggregate	0

Year End Delinquency Rate Comparison





# Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2021/2022

Manteca Unified School District Community Facilities District No. 2005-4



## Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2022	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent <sup>[1]</sup>	Remaining Delinquency Rate
2016/2017	\$459,329.32	11	\$450,783.24	\$8,546.08	1.86%	\$507.38	0.11%
2017/2018	459,329.32	5	455,208.60	4,120.72	0.90%	507.51	0.11%
2018/2019	459,329.32	1	458,314.30	1,015.02	0.22%	1,015.02	0.22%
2019/2020	459,329.32	4	456,343.86	2,985.46	0.65%	926.24	0.20%
2020/2021	459,329.32	1	458,910.59	418.73	0.09%	418.73	0.09%
2021/2022	459,329.32	2	457,515.30	1,814.02	0.39%	1,814.02	0.39%

[1] San Joaquin County participates in the Teeter Plan, whereby the School District receives 100% of the Special Taxes levied irrespective of delinquencies and the County receives all delinquency interest and penalties.

## Historical Delinquency Rate

