

City of San Diego

ADMINISTRATION REPORT FISCAL YEAR 2016-2017

COMMUNITY FACILITIES DISTRICT NO. 4 (BLACK MOUNTAIN RANCH VILLAGES)

JULY 8, 2016



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**ADMINISTRATION REPORT
FISCAL YEAR 2016-2017**

**CITY OF SAN DIEGO
COMMUNITY FACILITIES DISTRICT NO. 4
(BLACK MOUNTAIN RANCH VILLAGES)**

Prepared for

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This report was prepared to provide for the Fiscal Year 2016-2017 special tax levy of the City of San Diego Community Facilities District No. 4 (Black Mountain Ranch Villages) (“CFD No. 4”). CFD No. 4 issued its \$12,365,000 Series 2008 Special Tax Bonds (the "Prior Bonds") in August 2008. The Prior Bonds were refunded in conjunction with the issuance of the \$16,435,000 Series 2016 Special Tax Bonds (the “2016 Bonds”) in June 2016.

CFD No. 4 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982 (the "Act"), as amended. The Act provides an alternative method for the financing of certain public capital facilities and services. The proceeds of both the Prior Bonds and the 2016 Bonds were used to finance the acquisition and construction of certain road, water, sewer system, and utility improvements necessary to meet increased demands placed on the City of San Diego as a result of the development of CFD No. 4.

The bonded indebtedness of CFD No. 4 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the tax within CFD No. 4. There are currently 471 taxable parcels. In calculating the special tax liability for Fiscal Year 2016-2017, this report examines the financial obligations of the current fiscal year and analyzes the level of development within CFD No. 4.

A map showing the property in CFD No. 4 is included in Exhibit A.

The information provided in this report is derived primarily from documents developed at the time CFD No. 4 was formed and from data provided by the City or accessed through the City building permit system.

The information sources include the Amended and Restated Rate and Method of Apportionment for CFD No. 4 (“RMA”) dated May 31, 2002, as modified through a landowner election and approved by the City Council on July 30, 2002, annual budget information for CFD No. 4, the debt service schedule, building permit information accessed through the City’s building permit system by Willdan Financial Services and the City’s prior special tax consultant, special tax delinquency data provided by the County of San Diego, builder provided information, and historical development status and special tax prepayment records maintained by Willdan Financial Services.

This report is organized into the following sections:

Section I

Section I provides a review of the special tax classifications and the development activity occurring within CFD No. 4 as of March 1, 2016.

Section II

Section II summarizes the Fiscal Year 2015-2016 special tax levy status for CFD No. 4.

Section III

Section III determines the financial obligations of CFD No. 4 for Fiscal Year 2016-2017.

Section IV

Section IV reviews the methodology used to apportion the special tax requirement between Developed Property, Final Mapped Property, and Undeveloped Property. A table of the 2016-2017 special tax rates for each classification of property is included.

EXHIBITS

- Exhibit A:** Boundary Map
- Exhibit B:** Debt Service Schedule
- Exhibit C:** Fiscal Year 2016-2017 Special Tax Levy

I. Special Tax Classifications and Development Status

Special Tax Classifications

CFD No. 4 is comprised of Zone 1 and Zone 2. The methodology employed to calculate and apportion the special taxes for both Zone 1 and Zone 2 are contained in a document entitled the Amended and Restated Rate and Method of Apportionment for CFD No. 4 dated May 31, 2002. The Amended and Restated Rate and Method of Apportionment defines three categories of property, namely "Developed Property," "Final Mapped Property," and "Undeveloped Property." The category of Developed Property is in turn divided into separate special tax classifications based on the location, type of use, and the structure built thereon. Developed Property in each Zone that is considered Residential Property (other than Affordable Units) is categorized into one of several Land Use Classes based on residential floor area. A table of the Developed Property classifications for Zone 1 and Zone 2 is shown below.

Community Facilities District No. 4 Developed Property Classification Zone 1 and Zone 2

Land Use Class	Land Use	Residential Floor Area/ Description
1	Residential	<= 1,500 sf
2	Residential	1,501 – 1,750 sf
3	Residential	1,751 – 2,000 sf
4	Residential	2,001 – 2,250 sf
5	Residential	2,251 – 2,500 sf
6	Residential	2,501 – 2,750 sf
7	Residential	2,751 – 3,000 sf
8	Residential	3,001 – 3,250 sf
9	Residential	3,251 – 3,500 sf
10	Residential	3,501 – 3,750 sf
11	Residential	3,751 – 4,250 sf
12	Residential	4,251 – 4,750 sf
13	Residential	4,751 – 5,250 sf
14	Residential	5,251 – 5,750 sf
15	Residential	5,751 – 6,500 sf
16	Residential	6,501 – 7,250 sf
17	Residential	7,251 – 9,250 sf
18	Residential	> 9,250 sf
19	Residential	Affordable Units
20	Non-Residential	Not Applicable

Developed Property is distinguished from Final Mapped Property and Undeveloped Property by the issuance of a building permit. Specifically, property for which a building permit was issued as of March 1 of any year will be classified as Developed Property in the following fiscal year so long as it is located within a final map that was recorded as of January 1 of the prior fiscal year. Therefore, all property for which building permits were issued prior to March 1, 2016 and which is located within a final map that was recorded as of January 1, 2016, will be classified as Developed Property in Fiscal Year 2016-2017. Furthermore, Final Mapped Property is distinguished from Undeveloped Property by the recordation of a final map. As of this date, no Undeveloped Property is remaining in CFD No. 4.

Development Status

Background research was conducted to determine the amount and type of development activity that occurred during the previous fiscal year. Review of the City of San Diego's building permit records indicated that prior to March 1, 2016; building permits had been issued for a total of 260 residential units and 16,000 square feet of non-residential floor area in Zone 1. Prior to March 1, 2016, building permits had been issued for a total of 209 residential units in Zone 2, not inclusive of five prepaid parcels. A total of 49.32 acres in Zone 2 remain as Final Mapped Property and there are no remaining undeveloped parcels.

The table on the following page indicates the cumulative amount of Developed Property by special tax classification, Final Mapped Property, and Undeveloped Property for Zone 1 and Zone 2, respectively.

The table below describes the prepayments that have occurred to date. These parcels are not considered taxable property and are not subject to the CFD special tax in Fiscal Year 2016-2017 and for each subsequent year. Therefore, these parcels are not included in the development figures in the previous paragraph or the table on the following page.

Bond Calls from Prepayments

APN	Tract	Lot	Zone	Prepayment Amount	Prepayment Date	Bond Call Amount	Bond Call Date	No. of Units
267-380-20-00	15328	68	2	\$128,290	October 2011	\$50,000	3/1/2012	1
312-300-17-00	15923	17	2	\$62,296	May 2016	See Note	See Note 1	1
312-300-18-00	15923	18	2	\$101,023	May 2016	See Note	See Note 1	1
312-311-26-00	16027	12	2	\$66,288	May 2016	See Note	See Note 1	1
312-300-02-00	15923	2	2	\$52,512	June 2016	See Note	See Note 2	1

Note 1: These parcels paid off during the 2016 Refunding and the funds were deposited to the refunding escrow, and, per the RMA, to fund project costs.

Note 2: This parcel paid off after the Series 2016 Bonds were priced and the prepayment proceeds will partially be used to call \$30,000 of the Series 2016 Bonds on the first interest payment date of March 1, 2017.

**Community Facilities District No. 4
Cumulative Developed Property**

Land Use Class	Land Use	Residential Floor Area/Description	Zone 1 Number of Units/Acres/SF	Zone 2 Number of Units/Acres/SF
1	Residential	<= 1,500 sf	0	0
2	Residential	1,501 – 1,750 sf	0	0
3	Residential	1,751 – 2,000 sf	0	0
4	Residential	2,001 – 2,250 sf	0	0
5	Residential	2,251 – 2,500 sf	0	0
6	Residential	2,501 – 2,750 sf	42	2
7	Residential	2,751 – 3,000 sf	24	23
8	Residential	3,001 – 3,250 sf	60	13
9	Residential	3,251 – 3,500 sf	19	5
10	Residential	3,501 – 3,750 sf	49	18
11	Residential	3,751 – 4,250 sf	24	39
12	Residential	4,251 – 4,750 sf	0	51
13	Residential	4,751 – 5,250 sf	0	18
14	Residential	5,251 – 5,750 sf	0	24
15	Residential	5,751 – 6,500 sf	0	8
16	Residential	6,501 – 7,250 sf	0	7
17	Residential	7,251 – 9,250 sf	0	1
18	Residential	> 9,250 sf	0	0
19	Residential	Affordable Units	42	0
20	Non-Residential	Not Applicable	16,000 SF	0
NA	Final Mapped Property	Not Applicable	0.00 Acres	49.32 Acres
NA	Undeveloped Property	Not Applicable	0.00 Acres	0.00 Acres

II. Fiscal Year 2015-2016 Special Tax Levy

The aggregate special tax levy for Fiscal Year 2015-2016 equaled \$1,371,846. As of May 10, 2016, \$1,342,136 of Fiscal Year 2015-2016 special taxes had been collected by the County. The remaining \$22,786 in special taxes are delinquent, resulting in a delinquency rate of 1.66 percent.

Pursuant to the Bond Indenture, CFD No. 4 has covenanted to determine each year whether or not any owners of property within CFD No. 4 are delinquent in the payment of their special taxes. If such delinquencies exist CFD No. 4 is required to commence judicial foreclosure proceedings against all assessor's parcels with delinquent special taxes (i) in excess of \$10,000 by the October 1 following the close of each fiscal year in which such special taxes were due; (ii) by the October 1 following the close of each fiscal year in which it receives special taxes in an amount which is less than 95% of the total special tax levied; and (iii) if the amount on deposit in the Reserve Account is less than the Reserve Requirement. Based on the criteria set forth in the foreclosure bond covenant, at this time, CFD No. 4 is not required to commence foreclosure proceedings.

There were no special tax appeals submitted by property owners within CFD No. 4 in Fiscal Year 2015-2016.

III. Fiscal Year 2016-2017 Special Tax Requirement

The Amended and Restated Rate and Method of Apportionment for CFD No. 4 states that the special tax on Developed Property may be reduced from the assigned special tax if the following three conditions are met: (i) the Council is no longer required to levy a Special Tax pursuant to steps two through five of Section D of the Amended and Restated Rate and Method of Apportionment in order to meet the special tax requirement; (ii) all authorized CFD No. 4 Bonds have already been issued or the Council has covenanted that it will not issue any additional CFD No. 4 Bonds (except refunding bonds) to be supported by Special Taxes; and (iii) all facilities identified on Exhibit C to the Purchase and Finance Agreement have been acquired. The City has determined that all three conditions have been met. Therefore, the special tax on Developed Property is reduced from the assigned special tax. The total special tax requirement is equal to \$1,302,748 for Fiscal Year 2016-2017 and is shown in detail below.

The debt service amounts due as shown in the table below reflect the Special Tax Series 2016 debt service schedule. Please see Exhibit B for the current debt service schedule for the Bonds.

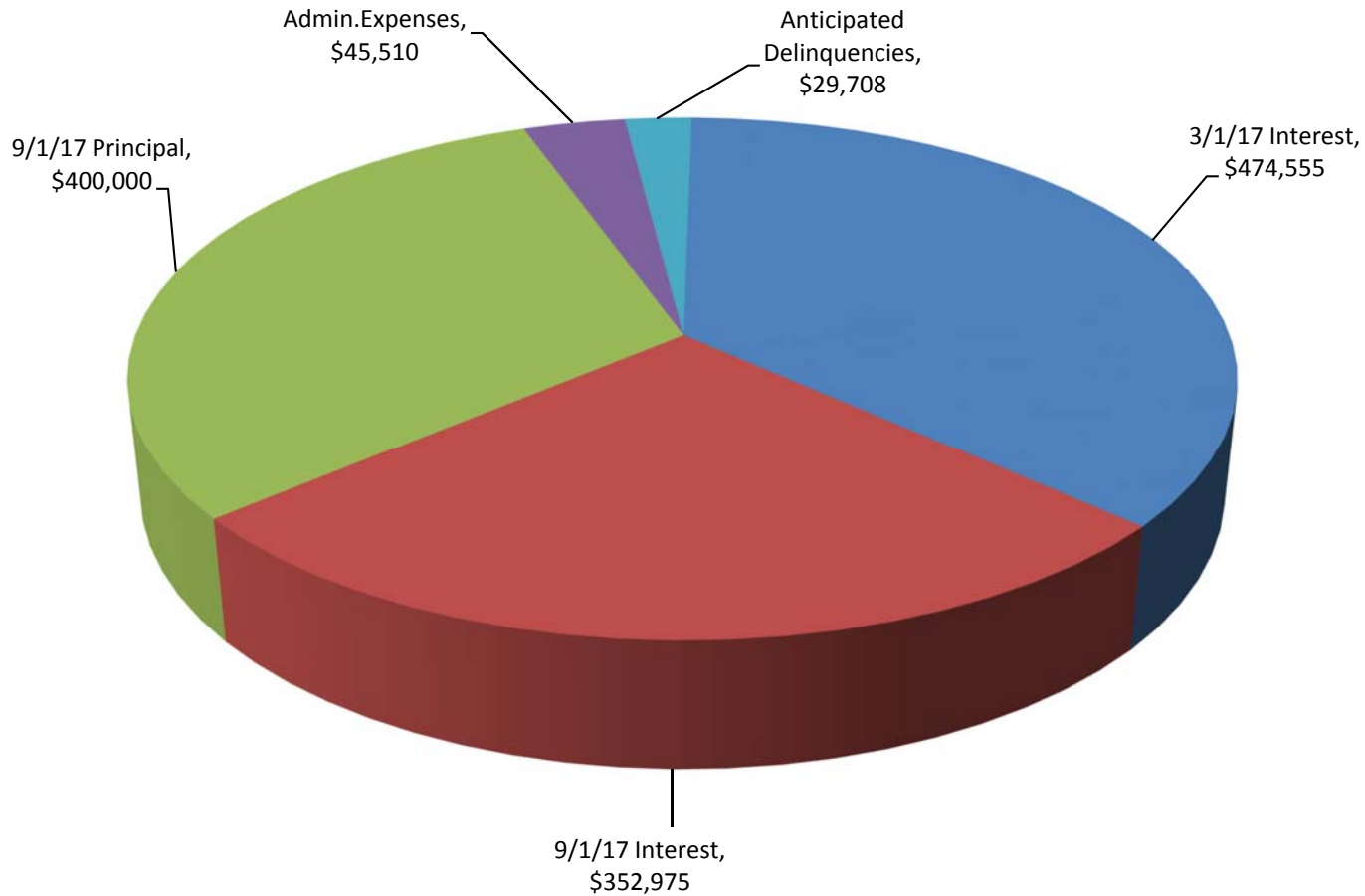
Fiscal Year 2016-2017 Special Tax Requirement

FISCAL YEAR 2016-2017 USES OF FUNDS:	
CFD ADMINISTRATIVE EXPENSES	\$45,510
INTEREST DUE MARCH 1, 2017	474,555
INTEREST DUE SEPTEMBER 1, 2017	352,975
PRINCIPAL DUE SEPTEMBER 1, 2017	400,000
ANTICIPATED DELINQUENCIES/MAINTAIN RESERVE REQUIREMENT	29,708
FISCAL YEAR 2016-2017 GROSS SPECIAL TAX REQUIREMENT:	\$1,302,748
FISCAL YEAR 2015-2016 SURPLUS APPLIED AS CREDIT:	0
FISCAL YEAR 2016-2017 SPECIAL TAX REQUIREMENT:	\$1,302,748

The components of the Fiscal Year 2016-2017 gross special tax requirement are shown graphically on the following page.

**Community Facilities District No. 4 (Black Mountain Ranch Villages)
City of San Diego**

Fiscal Year 2016-2017 Gross Special Tax Requirement



Gross Special Tax Requirement = \$1,302,748

IV. Method of Apportionment- Amended & Restated RMA

Maximum Special Taxes

The amount of special taxes that CFD No. 4 may levy is strictly limited by the maximum rates set forth in Section C of the Amended and Restated Rate and Method of Apportionment.¹

The Fiscal Year 2016-2017 maximum special tax rates for each classification of property are shown in the table on the following page.

Apportionment of Special Taxes

The special tax that is apportioned to each parcel is determined through the application of Section D of the Amended and Restated Rate and Method of Apportionment. Section D apportions the special tax requirement in five steps which prioritize the order in which Developed Property, Final Mapped Property, Undeveloped Property, and other taxable property are taxed.

The first step states that the special tax shall be levied against each parcel of Developed Property at 100 percent of the assigned special tax. If the special taxes raised pursuant to the first step are less than the special tax requirement, then the second step is applied. The second step states that the special tax shall be levied against each parcel of Final Mapped Property at up to 100 percent of the maximum special tax. If the special taxes raised pursuant to the second step are less than the special tax requirement, then the third step is applied. The third step states that the special tax shall be levied against each parcel of Undeveloped Property at up to 100 percent of the maximum special tax. The fourth and fifth steps are designed to accommodate changes in land use and are intended to be used only as a last resort. Since actual land uses have not substantially deviated from the original projections, these steps are not necessary.

Application of the first step generates special tax revenues of \$681,185 and \$1,273,851 from Developed Property in Zone 1 and Zone 2, respectively, bringing the total revenues to \$1,955,036 which is more than sufficient to meet all obligations for CFD No. 4 for Fiscal Year 2016-2017. *Therefore, the Fiscal Year 2016-2017 special tax for each parcel of Developed Property is reduced to approximately 66.64 percent of the assigned special tax to provide \$1,302,748 in special tax revenues.*

The Fiscal Year 2016-2017 assigned/maximum and actual special tax rates are shown for each classification of Developed Property, Final Mapped Property, and Undeveloped Property in the following tables.

¹ Technically, Section C states that the maximum special tax for a parcel of Developed Property is equal to the greater of (i) the "Backup Special Tax" or (ii) the Assigned Special Tax. The Backup Special Tax was established for the contingency of a shortfall in revenues resulting from significant changes in development densities. The contingency for which the Backup Special Tax was established does not exist and hence, all discussion of maximum taxes for Developed Property focuses on the Assigned Special Tax.

Community Facilities District No. 4
Assigned Special Tax Rates for Developed Property and
Maximum Special Tax Rates for Final Mapped Property and Undeveloped Property

Land Use Class	Land Use	Residential Floor Area/Description	Special Tax	
			Zone 1	Zone 2
1	Residential	<= 1,500 sf	\$1,124.12 per unit	\$1,331.10 per unit
2	Residential	1,501 – 1,750 sf	\$1,393.64 per unit	\$1,642.32 per unit
3	Residential	1,751 – 2,000 sf	\$1,663.14 per unit	\$1,953.54 per unit
4	Residential	2,001 – 2,250 sf	\$1,932.66 per unit	\$2,264.76 per unit
5	Residential	2,251 – 2,500 sf	\$2,202.16 per unit	\$2,575.98 per unit
6	Residential	2,501 – 2,750 sf	\$2,500.02 per unit	\$3,109.50 per unit
7	Residential	2,751 – 3,000 sf	\$2,817.52 per unit	\$3,442.94 per unit
8	Residential	3,001 – 3,250 sf	\$2,936.92 per unit	\$3,776.40 per unit
9	Residential	3,251 – 3,500 sf	\$3,298.82 per unit	\$4,109.84 per unit
10	Residential	3,501 – 3,750 sf	\$3,597.32 per unit	\$4,443.30 per unit
11	Residential	3,751 – 4,250 sf	\$3,683.42 per unit	\$4,776.74 per unit
12	Residential	4,251 – 4,750 sf	\$4,475.92 per unit	\$6,601.60 per unit
13	Residential	4,751 – 5,250 sf	\$5,268.44 per unit	\$7,644.38 per unit
14	Residential	5,251 – 5,750 sf	\$6,060.94 per unit	\$8,687.16 per unit
15	Residential	5,751 – 6,500 sf	\$6,853.46 per unit	\$9,729.92 per unit
16	Residential	6,501 – 7,250 sf	\$8,042.22 per unit	\$11,294.10 per unit
17	Residential	7,251 – 9,250 sf	\$9,230.98 per unit	\$12,858.26 per unit
18	Residential	> 9,250 sf	\$12,399.44 per unit	\$17,029.36 per unit
19	Residential	Affordable Units	\$100.00 per unit	\$100.00 per unit
20	Non-Residential	Not Applicable	\$0.0500 per square foot of Non-Residential Floor Area	\$0.0500 per square foot of Non-Residential Floor Area
NA	Final Mapped Property	Not Applicable	\$13,962.94 per Acre	
NA	Undeveloped Property	Not Applicable	\$13,962.94 per Acre	

**Community Facilities District No. 4
Actual Special Tax Rates for Developed Property,
Final Mapped Property and Undeveloped Property**

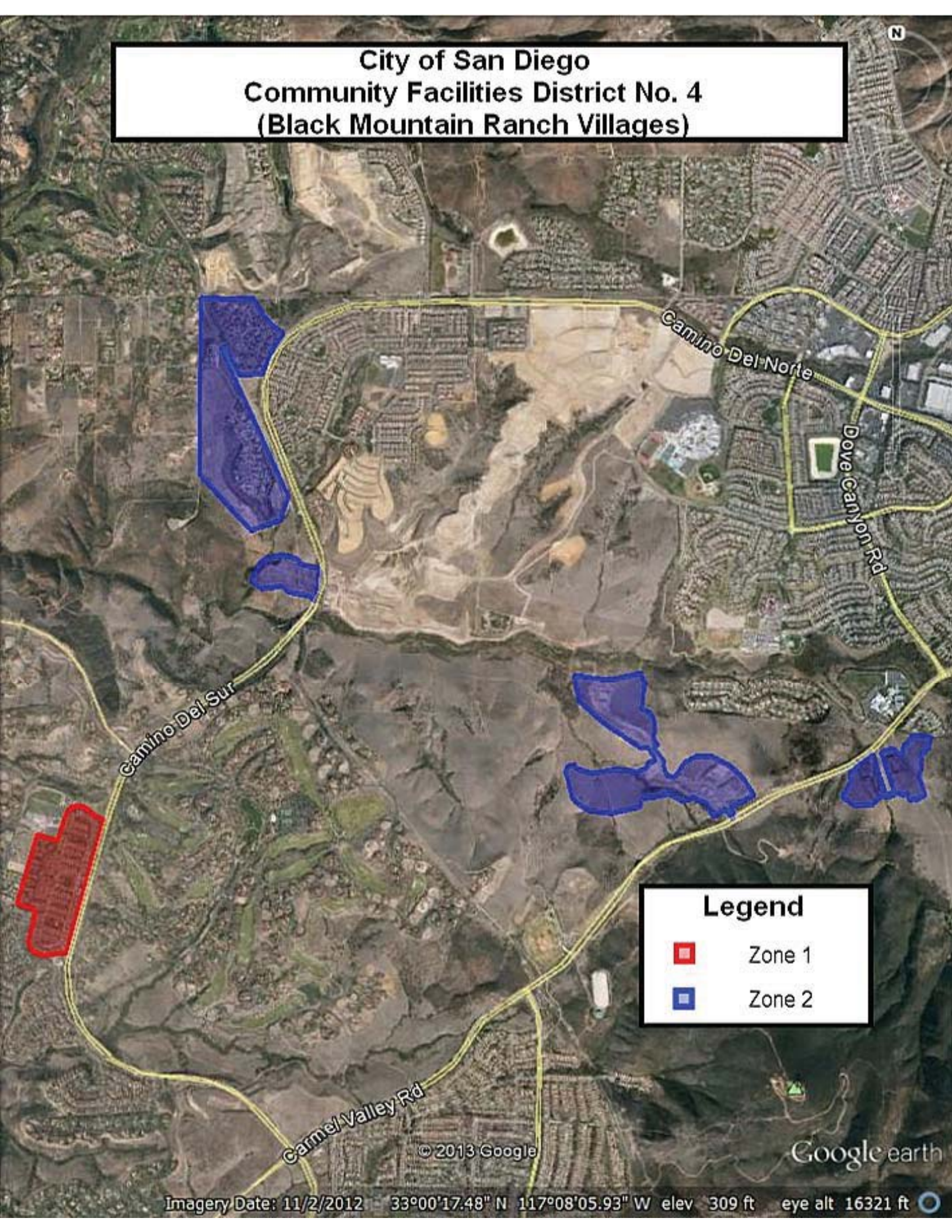
Land Use Class	Land Use	Residential Floor Area/Description	FY 2016-2017 Special Tax	
			Zone 1	Zone 2
1	Residential	<= 1,500 sf	\$0.00 per unit	\$0.00 per unit
2	Residential	1,501 – 1,750 sf	\$0.00 per unit	\$0.00 per unit
3	Residential	1,751 – 2,000 sf	\$0.00 per unit	\$0.00 per unit
4	Residential	2,001 – 2,250 sf	\$0.00 per unit	\$0.00 per unit
5	Residential	2,251 – 2,500 sf	\$0.00 per unit	\$0.00 per unit
6	Residential	2,501 – 2,750 sf	\$1,665.90 per unit	\$2,072.02 per unit
7	Residential	2,751 – 3,000 sf	\$1,877.46 per unit	\$2,294.22 per unit
8	Residential	3,001 – 3,250 sf	\$1,957.02 per unit	\$2,516.42 per unit
9	Residential	3,251 – 3,500 sf	\$2,198.18 per unit	\$2,738.62 per unit
10	Residential	3,501 – 3,750 sf	\$2,397.10 per unit	\$2,960.82 per unit
11	Residential	3,751 – 4,250 sf	\$2,454.46 per unit	\$3,183.02 per unit
12	Residential	4,251 – 4,750 sf	\$0.00 per unit	\$4,399.02 per unit
13	Residential	4,751 – 5,250 sf	\$0.00 per unit	\$5,093.88 per unit
14	Residential	5,251 – 5,750 sf	\$0.00 per unit	\$5,788.74 per unit
15	Residential	5,751 – 6,500 sf	\$0.00 per unit	\$6,483.60 per unit
16	Residential	6,501 – 7,250 sf	\$0.00 per unit	\$7,525.88 per unit
17	Residential	7,251 – 9,250 sf	\$0.00 per unit	\$8,568.18 per unit
18	Residential	> 9,250 sf	\$0.00 per unit	\$0.00 per unit
19	Residential	Affordable Units	\$66.64 per unit	\$0.00 per unit
20	Non-Residential	Not Applicable	\$0.0300 per square foot of Non-Residential Floor Area	\$0.0000 per square foot of Non-Residential Floor Area
NA	Final Mapped Property	Not Applicable	\$0.00 per Acre	\$0.00 per Acre
NA	Undeveloped Property	Not Applicable	N/A	N/A

EXHIBIT A

*City of San Diego CFD No. 4
(Black Mountain Ranch Villages)*

Boundary Map

**City of San Diego
Community Facilities District No. 4
(Black Mountain Ranch Villages)**



Legend

	Zone 1
	Zone 2

EXHIBIT B

*City of San Diego CFD No. 4
(Black Mountain Ranch Villages)*

Debt Service Schedule

City of San Diego

Community Facilities District No. 4 (Black Mountain Ranch Villages)

Special Tax Bonds, Series 2016

DEBT SERVICE SCHEDULE

Dated Date: 06/29/16

First Coupon: 03/01/17

First Maturity: 09/01/17

PAYMENT DUE	INTEREST RATE	PRINCIPAL	INTEREST	SEMI-ANNUAL PAYMENT	TOTAL ANNUAL PAYMENT
03/01/17			\$474,555.28	\$474,555.28	
09/01/17	2.00000%	\$400,000.00	\$352,975.00	\$752,975.00	\$1,227,530.28
03/01/18			\$348,975.00	\$348,975.00	
09/01/18	3.00000%	\$530,000.00	\$348,975.00	\$878,975.00	\$1,227,950.00
03/01/19			\$341,025.00	\$341,025.00	
09/01/19	4.00000%	\$545,000.00	\$341,025.00	\$886,025.00	\$1,227,050.00
03/01/20			\$330,125.00	\$330,125.00	
09/01/20	4.00000%	\$565,000.00	\$330,125.00	\$895,125.00	\$1,225,250.00
03/01/21			\$318,825.00	\$318,825.00	
09/01/21	4.00000%	\$590,000.00	\$318,825.00	\$908,825.00	\$1,227,650.00
03/01/22			\$307,025.00	\$307,025.00	
09/01/22	4.00000%	\$615,000.00	\$307,025.00	\$922,025.00	\$1,229,050.00
03/01/23			\$294,725.00	\$294,725.00	
09/01/23	4.00000%	\$635,000.00	\$294,725.00	\$929,725.00	\$1,224,450.00
03/01/24			\$282,025.00	\$282,025.00	
09/01/24	4.00000%	\$660,000.00	\$282,025.00	\$942,025.00	\$1,224,050.00
03/01/25			\$268,825.00	\$268,825.00	
09/01/25	5.00000%	\$690,000.00	\$268,825.00	\$958,825.00	\$1,227,650.00
03/01/26			\$251,575.00	\$251,575.00	
09/01/26	5.00000%	\$725,000.00	\$251,575.00	\$976,575.00	\$1,228,150.00
03/01/27			\$233,450.00	\$233,450.00	
09/01/27	5.00000%	\$760,000.00	\$233,450.00	\$993,450.00	\$1,226,900.00
03/01/28			\$214,450.00	\$214,450.00	
09/01/28	5.00000%	\$800,000.00	\$214,450.00	\$1,014,450.00	\$1,228,900.00
03/01/29			\$194,450.00	\$194,450.00	
09/01/29	5.00000%	\$835,000.00	\$194,450.00	\$1,029,450.00	\$1,223,900.00
03/01/30			\$173,575.00	\$173,575.00	
09/01/30	5.00000%	\$880,000.00	\$173,575.00	\$1,053,575.00	\$1,227,150.00
03/01/31			\$151,575.00	\$151,575.00	
09/01/31	3.00000%	\$925,000.00	\$151,575.00	\$1,076,575.00	\$1,228,150.00
03/01/32			\$137,700.00	\$137,700.00	
09/01/32	3.00000%	\$950,000.00	\$137,700.00	\$1,087,700.00	\$1,225,400.00
03/01/33			\$123,450.00	\$123,450.00	
09/01/33	3.00000%	\$980,000.00	\$123,450.00	\$1,103,450.00	\$1,226,900.00
03/01/34			\$108,750.00	\$108,750.00	
09/01/34	5.00000%	\$1,010,000.00	\$108,750.00	\$1,118,750.00	\$1,227,500.00
03/01/35			\$83,500.00	\$83,500.00	
09/01/35	5.00000%	\$1,060,000.00	\$83,500.00	\$1,143,500.00	\$1,227,000.00
03/01/36			\$57,000.00	\$57,000.00	
09/01/36	5.00000%	\$1,110,000.00	\$57,000.00	\$1,167,000.00	\$1,224,000.00
03/01/37			\$29,250.00	\$29,250.00	
09/01/37	5.00000%	\$1,170,000.00	\$29,250.00	\$1,199,250.00	\$1,228,500.00
Total for Outstanding Debt		\$16,435,000.00	\$9,328,080.28	\$25,763,080.28	\$25,763,080.28

Total Bond Issue	\$16,435,000.00
Less: Principal Maturing 9/1/2016	0.00
Total Outstanding Principal after 9/1/2016	\$16,435,000.00

EXHIBIT C

*City of San Diego CFD No. 4
(Black Mountain Ranch Villages)
Zone 1*

*Special Tax Roll
Fiscal Year 2016-2017*

Exhibit C

City of San Diego CFD No. 4
Zone 1
FY 2016-17 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2016-17</u> <u>SPECIAL TAX</u>
303-190-01-00	\$2,397.10
303-190-02-00	2,397.10
303-190-03-00	2,454.46
303-190-04-00	2,397.10
303-190-05-00	2,454.46
303-190-06-00	2,397.10
303-190-07-00	2,397.10
303-190-08-00	2,454.46
303-190-09-00	2,397.10
303-190-10-00	2,397.10
303-190-11-00	2,454.46
303-190-12-00	2,397.10
303-190-13-00	2,454.46
303-190-14-00	2,397.10
303-190-15-00	2,397.10
303-190-16-00	2,454.46
303-190-17-00	2,397.10
303-190-18-00	2,397.10
303-190-19-00	2,454.46
303-190-20-00	2,397.10
303-190-21-00	2,397.10
303-190-22-00	2,454.46
303-190-23-00	2,397.10
303-190-24-00	2,397.10
303-190-25-00	1,957.02
303-190-26-00	1,957.02
303-190-27-00	2,198.18
303-190-28-00	1,957.02
303-190-29-00	2,397.10
303-190-30-00	1,957.02
303-190-31-00	1,957.02
303-190-32-00	1,957.02
303-190-33-00	1,957.02
303-190-34-00	2,397.10
303-190-35-00	1,957.02
303-190-36-00	2,198.18
303-190-37-00	1,957.02
303-190-38-00	1,957.02
303-190-39-00	1,957.02
303-190-40-00	2,397.10
303-190-41-00	1,957.02
303-190-42-00	1,957.02
303-190-43-00	2,198.18
303-190-44-00	1,957.02
303-190-45-00	1,957.02
303-191-01-00	2,454.46
303-191-02-00	2,397.10
303-191-03-00	2,397.10
303-191-04-00	2,454.46
303-191-05-00	2,397.10
303-191-06-00	2,454.46
303-191-07-00	2,397.10
303-191-08-00	2,454.46
303-191-09-00	2,397.10
303-191-10-00	2,397.10
303-191-11-00	1,957.02
303-191-12-00	2,198.18
303-191-13-00	1,957.02
303-191-14-00	2,198.18
303-191-15-00	1,877.46

Fiscal Year 2016-17

<u>APN</u>	<u>SPECIAL TAX</u>
303-191-16-00	1,665.90
303-191-17-00	1,665.90
303-191-18-00	2,198.18
303-191-19-00	1,957.02
303-191-20-00	1,957.02
303-191-21-00	2,198.18
303-191-22-00	1,957.02
303-191-23-00	2,198.18
303-191-24-00	1,957.02
303-191-25-00	1,957.02
303-191-26-00	1,957.02
303-191-27-00	1,957.02
303-191-28-00	2,198.18
303-191-29-00	1,957.02
303-191-30-00	1,957.02
303-191-31-00	2,198.18
303-191-32-00	1,957.02
303-191-33-00	1,957.02
303-191-34-00	1,665.90
303-191-35-00	1,877.46
303-191-36-00	1,665.90
303-191-37-00	1,877.46
303-191-38-00	1,665.90
303-191-39-00	1,665.90
303-191-40-00	1,877.46
303-191-41-00	1,665.90
303-191-42-00	1,877.46
303-191-43-00	1,665.90
303-191-44-00	266.54
303-191-45-01	66.64
303-191-45-02	66.64
303-191-45-03	66.64
303-191-45-04	66.64
303-191-45-05	66.64
303-191-45-06	66.64
303-191-45-07	66.64
303-191-45-08	66.64
303-191-45-09	66.64
303-191-45-10	66.64
303-191-45-11	66.64
303-191-45-12	66.64
303-191-45-13	66.64
303-191-45-14	66.64
303-191-45-15	66.64
303-191-45-16	66.64
303-191-45-17	66.64
303-191-45-18	66.64
303-191-45-19	66.64
303-191-45-20	66.64
303-191-45-21	66.64
303-191-45-22	66.64
303-191-45-23	66.64
303-191-45-24	66.64
303-191-45-25	66.64
303-191-45-26	66.64
303-191-45-27	66.64
303-191-45-28	66.64
303-191-45-29	66.64
303-191-45-30	66.64
303-191-45-31	66.64
303-191-45-32	66.64
303-191-45-33	66.64
303-191-45-34	66.64
303-191-45-35	66.64
303-191-45-36	66.64
303-191-45-37	66.64
303-191-45-38	66.64
303-191-45-39	66.64
303-191-45-40	66.64
303-191-45-41	66.64

Fiscal Year 2016-17

<u>APN</u>	<u>SPECIAL TAX</u>
303-191-45-42	66.64
303-192-01-00	2,397.10
303-192-02-00	2,454.46
303-192-03-00	1,957.02
303-192-04-00	2,397.10
303-192-05-00	1,957.02
303-192-06-00	1,957.02
303-192-07-00	2,397.10
303-192-08-00	1,957.02
303-192-09-00	1,957.02
303-192-10-00	1,665.90
303-192-11-00	1,877.46
303-192-12-00	1,665.90
303-192-13-00	1,665.90
303-192-14-00	1,665.90
303-192-15-00	1,877.46
303-192-16-00	1,877.46
303-192-17-00	1,665.90
303-192-18-00	1,665.90
303-192-19-00	1,665.90
303-192-20-00	1,877.46
303-192-21-00	1,665.90
303-192-22-00	1,665.90
303-192-23-00	1,665.90
303-192-24-00	1,877.46
303-192-25-00	1,665.90
303-192-26-00	1,877.46
303-192-27-00	1,665.90
303-192-28-00	1,665.90
303-192-29-00	1,665.90
303-192-30-00	1,665.90
303-192-31-00	1,877.46
303-192-32-00	1,877.46
303-192-33-00	1,877.46
303-192-34-00	1,665.90
303-192-35-00	1,665.90
303-192-36-00	1,877.46
303-192-37-00	266.54
303-193-01-00	2,397.10
303-193-02-00	2,397.10
303-193-03-00	2,454.46
303-193-04-00	2,397.10
303-193-05-00	2,454.46
303-193-06-00	2,397.10
303-193-07-00	2,397.10
303-193-08-00	2,397.10
303-193-09-00	2,397.10
303-193-10-00	2,454.46
303-193-11-00	1,957.02
303-193-12-00	1,957.02
303-193-13-00	2,198.18
303-193-14-00	1,957.02
303-193-15-00	1,957.02
303-193-16-00	2,397.10
303-193-17-00	1,957.02
303-193-18-00	1,957.02
303-193-19-00	2,198.18
303-193-20-00	1,957.02
303-193-21-00	1,957.02
303-193-22-00	2,198.18
303-193-23-00	1,957.02
303-193-24-00	2,198.18
303-193-25-00	1,957.02
303-193-26-00	1,957.02
303-193-27-00	1,957.02
303-193-28-00	1,957.02
303-193-29-00	1,957.02
303-193-30-00	2,198.18
303-193-31-00	1,957.02
303-193-32-00	1,957.02

Fiscal Year 2016-17

<u>APN</u>	<u>SPECIAL TAX</u>
303-193-33-00	1,957.02
303-193-34-00	2,397.10
303-193-35-00	1,877.46
303-193-36-00	1,665.90
303-193-37-00	1,665.90
303-193-38-00	1,877.46
303-193-39-00	1,665.90
303-193-40-00	1,877.46
303-193-41-00	1,665.90
303-193-42-00	1,665.90
303-193-43-00	1,665.90
303-193-44-00	1,877.46
303-193-45-00	1,665.90
303-193-46-00	1,877.46
303-193-47-00	1,665.90
303-193-48-00	1,877.46
303-193-49-00	1,665.90
303-193-50-00	1,665.90
303-193-51-00	1,877.46
303-193-52-00	1,665.90
303-193-53-00	1,665.90
303-193-54-00	1,665.90
303-193-55-00	1,877.46
303-193-56-00	1,665.90
303-193-57-00	1,665.90
303-193-58-00	1,665.90
303-193-59-00	1,665.90
303-193-60-00	1,877.46
303-194-01-00	2,397.10
303-194-02-00	2,454.46
303-194-03-00	2,397.10
303-194-04-00	2,397.10
303-194-05-00	2,454.46
303-194-06-00	2,397.10
303-194-07-00	2,397.10
303-194-08-00	2,454.46
303-194-09-00	2,397.10
303-194-10-00	2,454.46
303-194-11-00	2,397.10
303-194-12-00	2,454.46
303-194-13-00	2,397.10
303-194-14-00	2,454.46
303-194-15-00	2,397.10
303-194-16-00	2,397.10
303-194-17-00	2,454.46
303-194-18-00	2,397.10
303-194-19-00	2,397.10
303-194-20-00	2,454.46
303-194-21-00	1,957.02
303-194-22-00	1,957.02
303-194-23-00	2,198.18
303-194-24-00	1,957.02
303-194-25-00	1,957.02
303-194-26-00	2,198.18
303-194-27-00	1,957.02
303-194-28-00	2,198.18
303-194-29-00	1,957.02
303-194-30-00	1,957.02
303-194-31-00	2,198.18
303-194-32-00	1,957.02
303-194-33-00	1,957.02
303-194-34-00	1,957.02

Total Number of Parcels Taxed 262

Total FY 2016-17 Special Tax \$453,910.16

EXHIBIT D

*City of San Diego CFD No. 4
(Black Mountain Ranch Villages)
Zone 2*

*Special Tax Roll
Fiscal Year 2016-2017*

Exhibit D

City of San Diego CFD No. 4
Zone 2
FY 2016-17 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2016-17</u> <u>SPECIAL TAX</u>
267-310-01-00	\$5,093.88
267-310-02-00	3,183.02
267-310-03-00	4,399.02
267-310-04-00	3,183.02
267-310-05-00	3,183.02
267-310-06-00	3,183.02
267-310-07-00	3,183.02
267-310-08-00	3,183.02
267-310-09-00	4,399.02
267-310-10-00	4,399.02
267-310-11-00	3,183.02
267-310-12-00	3,183.02
267-310-13-00	4,399.02
267-310-14-00	4,399.02
267-310-15-00	3,183.02
267-310-16-00	4,399.02
267-310-17-00	3,183.02
267-310-18-00	3,183.02
267-310-19-00	4,399.02
267-310-20-00	3,183.02
267-311-01-00	4,399.02
267-311-02-00	4,399.02
267-311-03-00	4,399.02
267-311-04-00	3,183.02
267-311-05-00	4,399.02
267-311-06-00	3,183.02
267-311-07-00	5,093.88
267-311-08-00	4,399.02
267-311-09-00	3,183.02
267-311-10-00	4,399.02
267-311-11-00	4,399.02
267-311-12-00	3,183.02
267-311-13-00	4,399.02
267-311-14-00	4,399.02
267-311-15-00	3,183.02
267-311-16-00	4,399.02
267-311-17-00	4,399.02
267-311-18-00	3,183.02
267-311-19-00	4,399.02
267-311-20-00	3,183.02
267-311-21-00	3,183.02
267-311-22-00	4,399.02
267-311-23-00	4,399.02
267-311-24-00	4,399.02
267-311-25-00	3,183.02
267-312-01-00	3,183.02
267-312-02-00	4,399.02
267-312-03-00	4,399.02
267-312-04-00	3,183.02
267-312-05-00	4,399.02
267-312-06-00	3,183.02
267-312-07-00	4,399.02
267-312-08-00	5,093.88
267-312-09-00	4,399.02
267-312-10-00	3,183.02
267-312-11-00	4,399.02
267-312-12-00	3,183.02
267-312-13-00	5,093.88
267-312-14-00	4,399.02

Fiscal Year 2016-17

APN	SPECIAL TAX
267-380-01-00	5,788.74
267-380-02-00	5,093.88
267-380-03-00	6,483.60
267-380-04-00	4,399.02
267-380-05-00	5,788.74
267-380-21-00	7,525.88
267-380-22-00	5,788.74
267-381-01-00	5,093.88
267-381-02-00	5,093.88
267-381-03-00	5,093.88
267-381-04-00	4,399.02
267-381-05-00	5,093.88
267-381-06-00	5,093.88
267-381-07-00	5,788.74
267-381-08-00	6,483.60
267-381-11-00	4,399.02
267-381-12-00	4,399.02
267-381-13-00	4,399.02
267-381-14-00	4,399.02
267-381-15-00	4,399.02
267-381-16-00	4,399.02
267-381-17-00	4,399.02
267-381-18-00	4,399.02
267-381-19-00	4,399.02
267-381-20-00	4,399.02
267-381-21-00	6,483.60
267-381-30-00	4,399.02
267-381-31-00	3,183.02
267-381-32-00	5,788.74
267-381-33-00	5,788.74
312-300-01-00	5,788.74
312-300-03-00	7,525.88
312-300-04-00	4,399.02
312-300-05-00	7,525.88
312-300-06-00	5,788.74
312-300-07-00	7,525.88
312-300-08-00	7,525.88
312-300-09-00	5,788.74
312-300-10-00	6,483.60
312-300-16-00	7,525.88
312-300-19-00	6,483.60
312-300-20-00	8,568.18
312-310-01-00	4,399.02
312-310-02-00	5,093.88
312-310-03-00	5,788.74
312-310-04-00	5,093.88
312-310-05-00	5,788.74
312-310-06-00	5,788.74
312-310-12-00	6,483.60
312-310-18-00	5,093.88
312-310-19-00	5,788.74
312-310-20-00	5,788.74
312-310-21-00	5,093.88
312-310-22-00	5,093.88
312-310-23-00	6,483.60
312-310-24-00	4,399.02
312-311-15-00	7,525.88
312-311-16-00	5,788.74
312-311-22-00	4,399.02
312-311-23-00	5,093.88
312-311-24-00	4,399.02
312-311-25-00	6,483.60
312-311-27-00	4,399.02
312-311-28-00	5,788.74
312-311-29-00	4,399.02
312-311-30-00	5,788.74
312-311-31-00	5,788.74
312-311-32-00	5,788.74
312-311-33-00	5,093.88
312-311-34-00	5,788.74

Fiscal Year 2016-17

APN	SPECIAL TAX
312-311-35-00	5,788.74
312-311-36-00	5,093.88
312-311-37-00	4,399.02
312-311-38-00	5,788.74
312-311-39-00	5,788.74
312-311-40-00	4,399.02
312-311-41-00	5,788.74
312-320-02-00	2,960.82
312-320-03-00	2,960.82
312-320-06-00	3,183.02
312-320-07-00	3,183.02
312-320-08-00	3,183.02
312-320-10-00	2,294.22
312-320-11-00	2,294.22
312-320-12-00	2,294.22
312-320-14-00	2,516.42
312-320-15-00	2,516.42
312-320-16-00	2,960.82
312-320-17-00	3,183.02
312-320-18-00	2,960.82
312-320-19-00	2,960.82
312-320-20-00	3,183.02
312-320-21-00	2,960.82
312-321-01-00	2,294.22
312-321-02-00	2,072.02
312-321-03-00	2,294.22
312-321-04-00	2,294.22
312-321-05-00	2,294.22
312-321-06-00	2,294.22
312-321-07-00	2,294.22
312-321-08-00	2,516.42
312-321-09-00	2,516.42
312-321-10-00	2,738.62
312-321-11-00	2,516.42
312-321-12-00	2,516.42
312-321-13-00	2,738.62
312-321-14-00	2,516.42
312-321-15-00	2,738.62
312-321-16-00	2,516.42
312-321-17-00	2,516.42
312-321-18-00	2,738.62
312-321-19-00	2,516.42
312-321-20-00	2,516.42
312-321-21-00	2,516.42
312-321-22-00	2,738.62
312-321-23-00	2,516.42
312-322-01-00	2,294.22
312-322-02-00	2,294.22
312-322-03-00	2,294.22
312-322-04-00	2,294.22
312-322-05-00	2,294.22
312-322-06-00	2,294.22
312-322-07-00	2,294.22
312-322-08-00	2,294.22
312-322-09-00	2,294.22
312-322-10-00	2,294.22
312-322-11-00	2,072.02
312-322-12-00	2,294.22
312-322-13-00	2,294.22
312-322-14-00	2,294.22
312-322-15-00	2,294.22
312-322-16-00	2,960.82
312-322-17-00	2,960.82
312-322-18-00	3,183.02
312-322-19-00	3,183.02
312-322-20-00	2,960.82
312-322-21-00	2,960.82
312-322-22-00	2,960.82
312-322-23-00	3,183.02
312-322-24-00	2,960.82

Fiscal Year 2016-17

APN

SPECIAL TAX

312-322-25-00	3,183.02
312-322-26-00	2,960.82
312-322-27-00	3,183.02
312-322-28-00	2,960.82
312-322-29-00	2,960.82
312-322-30-00	2,960.82
312-322-31-00	3,183.02
312-322-32-00	2,960.82
312-322-33-00	2,960.82
312-322-34-00	3,183.02

Total Number of Parcels Taxed 209

Total FY 2016-17 Special Tax \$848,838.08