

Annual Tax Report

Fiscal Year 2020–21 City of Novato Community Facilities District No. 1994–1 (Hamilton Field)

The Economics of Land Use



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1. Introduction

This report provides a detailed description of the process used to calculate the Fiscal Year 2020-21 special tax levy for the City of Novato’s Community Facilities District (CFD) No. 1994-1 (Hamilton Field). This is the 26th year in which special taxes will be levied in this CFD. The special taxes are calculated according to the Rate and Method of Apportionment of Special Tax (Tax Formula), as adopted by the City Council in the Resolution forming the CFD in June 1995, as amended April 1997.

CFD Parcels

The City of Novato CFD No. 1994–1 originally was formed with 15 parcels, 12 of which were taxable. These 15 parcels together formed Phase 1A of the CFD. The CFD was established to fund a portion of the facilities and services needed to serve Phases 1 and 2 of the Hamilton Field Redevelopment Area. Since the CFD’s inception, Parcel 7 from Phase 1B and Parcels 1, 2, and 3 from Phase 2 have been annexed into the CFD. Parcel 6-20 was annexed into the CFD in Fiscal Year 1998–99. Two more annexations occurred during Fiscal Year 1999–00. They are referred to as Annexations 4 and 5 of the CFD. The parcels annexed to the CFD at that time are Parcels 4 and 5 of Phase 2 of the project. Two parcels were annexed to the CFD in Fiscal Year 2008–09. The parcels are part of Parcel 12, located in Phase 1B of the CFD.

Map 1 shows the CFD parcels, including project phase and annexations. **Table 1A** shows the CFD parcel numbers, Assessor’s Parcel Numbers (APNs), land uses, acres, estimated units, and estimated buildable square feet at two points in time: (1) at the beginning of Fiscal Year 2019–20; and (2) at the beginning of Fiscal Year 2020–21.

Before Fiscal Year 1999–00, CFD Parcels 1, 2, 8, and a portion of Parcel 7 had final subdivision maps approved. During Fiscal Year 1999–00, CFD Parcel 10 and a subsequent portion of CFD Parcel 7 have had final subdivision maps approved. Final maps were recorded for Parcels 4 and 5 of Phase 2 during Fiscal Year 2000–01. A final map for Parcel 12 of Phase 1B was recorded during Fiscal Year 2009–10. A final map was recorded in 2018 creating 16 new residential parcels. **Table 1B** summarizes the parcels for Fiscal Year 2020–21 and shows each parcel’s status.

Final-Use Parcels and Planned Parcels

The Tax Formula distinguishes between “final-use parcels” and “planned parcels” in the levy of the capital facilities special tax. Final-use parcels include single-family residential parcels with a recorded subdivision map, multifamily condominiums/townhomes with a final map and development plan, and nonresidential parcels with a building permit. **Table 1B** classifies each parcel as a final-use parcel or a planned parcel.

Community Facility District No. 1994-1 (Hamilton Field)

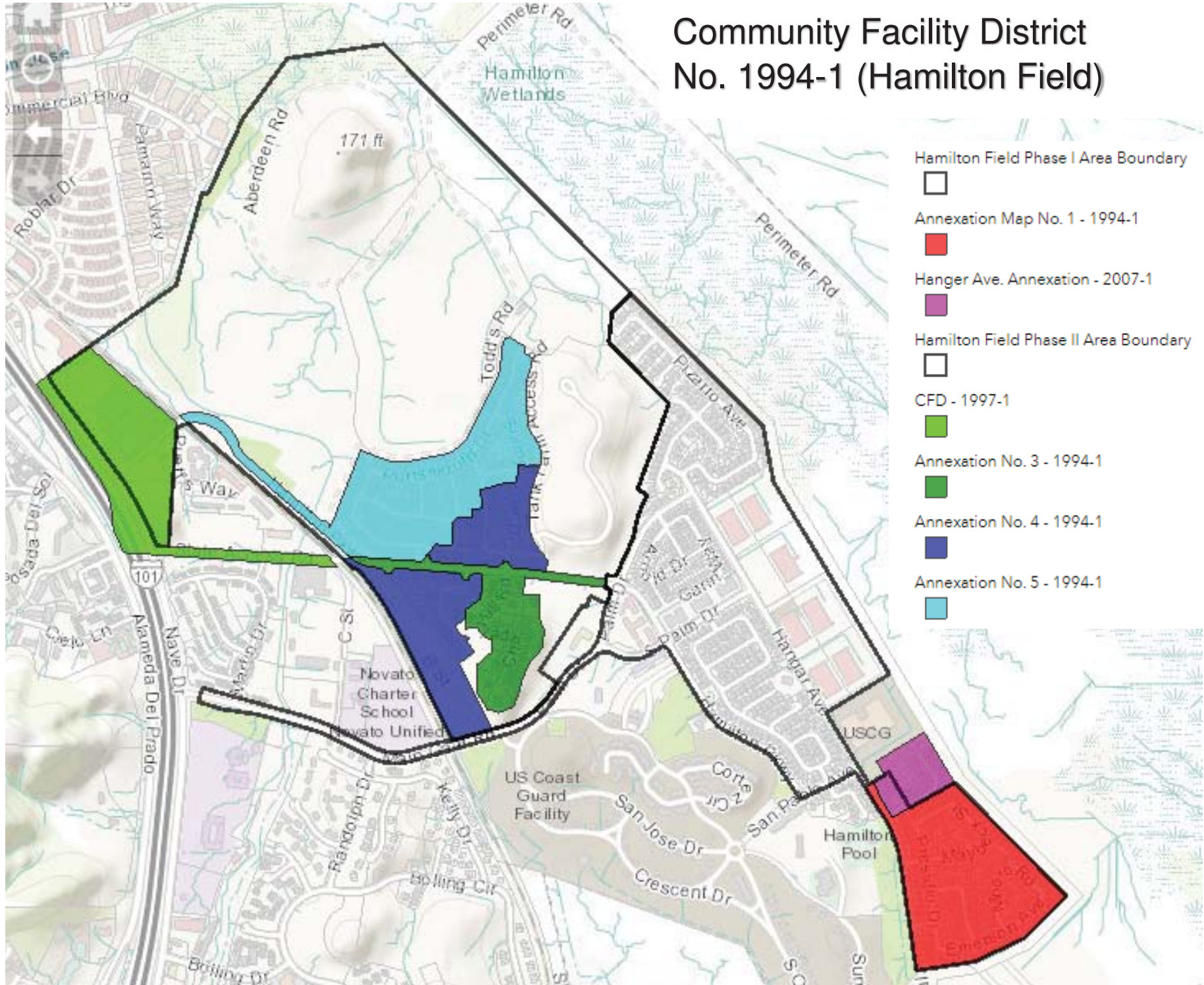


Table 1A
Hamilton Field CFD No. 1994-1
Comparison of Parcels in the CFD for Fiscal Years 2019-20 and 2020-21

CFD Parcel Number	Assessor's Parcel Number	Land Use	Fiscal Year 2019-20 Parcel Data			Fiscal Year 2020-21 Parcel Data		
			Acres	Estimated Units	Estimated Buildable Sq. Ft.	Acres	Estimated Units	Estimated Buildable Sq. Ft.
Phase 1 Parcels								
Parcels 1 & 2 (1) (2)	157-761-01 thru 21	Detached Residential	2.98	20		2.98	20	
Parcels 1 & 2 (1) (2)	157-762-01 thru 21	Detached Residential	2.84	19		2.84	19	
Parcels 1 & 2 (1) (2)	157-763-01 thru 35	Detached Residential	5.22	35		5.22	35	
Parcels 1 & 2 (1) (2)	157-770-01 thru 81	Detached Residential	10.00	67		10.00	67	
Parcel 3	157-690-34	Office	3.45		40,000	3.45		40,000
Parcel 3	157-690-35	Easement	0.02			0.02		
Parcel 4	157-690-04	Office	3.44		40,000	3.44		40,000
Parcel 5	157-690-29	Office	3.52		40,000	3.52		40,000
Parcel 6	157-690-32	Office	3.50		40,000	3.50		40,000
Parcel 16	157-690-33	Office	2.01		40,000	2.01		40,000
Parcel 15	157-690-30	Office	1.98		40,000	1.98		40,000
Parcel 14	157-690-09	Office	2.08		40,000	2.08		40,000
Parcel 13	157-690-10	Office	2.05		40,000	2.05		40,000
Parcel 10 (3)	157-790-01 thru 37	Detached Residential	4.40	36		4.40	36	
Parcel 10 (4)	157-800-01 thru 36	Detached Residential	4.28	35		4.28	35	
Parcel 10	157-830, 840	Detached Residential	9.18	72		9.18	72	
Parcel 9	157-690-19	Attached Affordable Housing	2.65	70		2.65	70	
Parcel 8 (5)	157-740-01 thru 87	Condominiums/Townhouses	4.81	66		4.81	66	
Parcel 8 (6)	157-750-49 thru 56	Condominiums/Townhouses	0.68	8		0.68	8	
Parcel 8 (6)	157-751-01 thru 39	Condominiums/Townhouses	3.23	38		3.23	38	
Parcel 11	157-690-14	Non-Profit/Community Center	2.47			2.47		
Parcel A [7]	157-690-24	Detached Residential	0.99			0.99		
Parcel 7	157-700-05	Detached Residential easement	0.20			0.20		
Parcel 7	157-810-01 thru 55	Detached Residential	13.52	55		13.52	55	

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CFD Parcel Number	Assessor's Parcel Number	Land Use	Fiscal Year 2019-20 Parcel Data			Fiscal Year 2020-21 Parcel Data		
			Acres	Estimated Units	Estimated Buildable Sq. Ft.	Acres	Estimated Units	Estimated Buildable Sq. Ft.
Parcel 7	157-730	Detached Residential	11.03	97		11.03	97	
Parcel 12 [8]	158-081-01 thru 20	Detached Residential	3.96	20		3.96	20	
Parcel 12 [8]	158-082-02 thru 08	Detached Residential	1.03	7		1.03	7	
Parcel 12 [8]	158-082-01	Easement	0.21			0.21		
Phase 2 Parcels								
Parcel 1 [9]	157-710-01	Commercial/Retail	5.85		68,000			
Parcel 1 [9]	157-400-75	Commercial/Retail				4.91		55,733
Parcel 1 [9]	157-400-76	Commercial/Retail				0.94		7,712
Parcel 2	157-710-02	Hotel	2.61		73,186	2.61		73,186
Parcel 2	157-710-03	Commercial/Retail	0.74		3,205	0.74		3,205
Parcel 3	157-710-04	Office	1.75		20,000	1.75		20,000
Parcel 6-20	157-820-01 thru 39	Detached Residential	6.65	19		6.65	19	
Phase 2 Parcel 4 [10]	157-850-05	City Owned	0.12			0.12		
Phase 2 Parcel 5 [10]	157-860-08 to 19, 21 to 24	Detached Residential	1.14			1.14	16	
Phase 2 Parcel 5 [10]	157-860-07, 20, 25 to 36	Commom Area	0.32			0.32		
Phase 2 Parcel 5 [10]	157-970-09	City Owned	3.96			3.96		
Phase 2 Parcel 5 [10]	157-970-10	Sonoma Marin Area Rail Transit	4.11			4.11		
Phase 2 Parcel 4 [10]	157-890-01 thru 22	Detached Residential	2.61	20		2.61	20	
Phase 2 Parcel 4 [10]	157-900-01 thru 31	Detached Residential	3.75	30		3.75	30	
Phase 2 Parcel 4 [10]	157-910-01 thru 17	Detached Residential	1.85	17		1.85	17	
Phase 2 Parcel 4 [10]	157-920-01 thru 23	Detached Residential	3.86	23		3.86	23	
Phase 2 Parcel 4 [10]	157-930-01 thru 30	Detached Residential	3.35	30		3.35	30	
Phase 2 Parcel 4 [10]	157-940-01 thru 50	Detached Residential	5.55	50		5.55	50	
Phase 2 Parcel 4 [10]	157-950-01 thru 39	Detached Residential	4.89	38		4.89	38	
Phase 2 Parcel 4 [10]	157-960-01 thru 27	Detached Residential	3.42	27		3.42	27	
Total			162.26	899	484,391	162.26	915	479,836

"parcels"

NOTES:

- [1] Parcels 1 & 2 were combined into APN 157-690-21 prior to recordation of subdivision map.
- [2] Although 145 lots were created, only 141 residential lots were created.
APNs 157-761-21, 157-762-20 & 21 were dedicated for landscape and 157-770-12 was dedicated for a storm drainage pump station. All four of these parcels are tax-exempt.
- [3] Only 36 residential lots were created, APN 157-790-37 is owned by the City of Novato.
- [4] Only 35 residential lots were created, APN 157-800-36 is a sanitary district site.
- [5] Some APNs have been renumbered, only 66 residential lots exist.
- [6] FY 1998-99 APNs 157-750-01 thru 56 were remapped. APNs 157-750-49 thru 56 remain the same.
APNs 157-750-01-48 were remapped to APNs 157-751-01 thru 38.
- [7] Parcel was reported as having 0.87 acres in previous years. Assessor's records indicate this parcel is 0.99 acres.
- [8] Parcels annexed in FY 2008-2009.
- [9] APN 157-710-01 split into 157-400-75 and 157-710-76 in FY 2008-2009.
- [10] Parcels are added through Annexation 4 and 5 in FY 1999-00.
- [11] Annexed in 2008. Divided into APNs 158-081-01 through 158-082-08 for FY 2010-11.

Table 1B
Hamilton Field CFD No. 1994-1
Summary of Parcels in the CFD for Fiscal Year 2020-21

CFD Parcel Number	Assessor's Parcel Number	Land Use	Fiscal Year 2020-21 Parcel Data			Parcel Classifications		
			Acres	Estimated Units	Estimated Buildable Sq. Ft.	Taxable or Tax-Exempt	Original Successor or Annexation	Final-Use Planned Parcel
Phase 1 Parcels								
Parcels 1 & 2 [1]	157-761-01 thru 21	Detached Residential	2.98	20		Taxable	Successor	Final-Use Parcel
Parcels 1 & 2 [1]	157-762-01 thru 21	Detached Residential	2.84	19		Taxable	Successor	Final-Use Parcel
Parcels 1 & 2	157-763-01 thru 35	Detached Residential	5.22	35		Taxable	Successor	Final-Use Parcel
Parcels 1 & 2	157-770-01 thru 81	Detached Residential	10.00	67		Taxable	Successor	Final-Use Parcel
Parcel 3	157-690-34	Office	3.45		40,000	Taxable	Successor	Final-Use Parcel
Parcel 3	157-690-35	Easement	0.02			Tax-Exempt	Successor	n/a
Parcel 4	157-690-04	Office	3.44		40,000	Taxable	Original	Planned Parcel
Parcel 5	157-690-29	Office	3.52		40,000	Taxable	Successor	Final-Use Parcel
Parcel 6	157-690-32	Office	3.50		40,000	Taxable	Successor	Final-Use Parcel
Parcel 16	157-690-33	Office	2.01		40,000	Taxable	Successor	Final-Use Parcel
Parcel 15	157-690-30	Office	1.98		40,000	Taxable	Successor	Final-Use Parcel
Parcel 14	157-690-09	Office	2.08		40,000	Taxable	Original	Final-Use Parcel
Parcel 13	157-690-10	Office	2.05		40,000	Taxable	Original	Final-Use Parcel
Parcel 8 [2]	157-740-01 thru 87	Condominiums/Townhouses	4.81	66		Taxable	Successor	Final-Use Parcel
Parcel 8	157-750-49 thru 56	Condominiums/Townhouses	0.68	8		Taxable	Successor	Final-Use Parcel
Parcel 8	157-751-01 thru 38	Condominiums/Townhouses	3.23	38		Taxable	Successor	Final-Use Parcel
Parcel 9	157-690-19	Attached Affordable Housing	2.65	70		Tax-Exempt	Original	n/a
Parcel 10 [3]	157-790-01 thru 37	Detached Residential	4.40	36		Taxable	Successor	Final-Use Parcel
Parcel 10 [4]	157-800-01 thru 36	Detached Residential	4.28	35		Taxable	Successor	Final-Use Parcel
Parcel 10	157-830,840	Detached Residential	9.18	72		Taxable	Successor	Final-Use Parcel
Parcel 11	157-690-14	Non-Profit/Community Center	2.47			Tax-Exempt	Original	n/a
Parcel A	157-690-24	Detached Residential	0.99			Taxable	Original	Planned Parcel
Parcel 7	157-810 01 thru 55	Detached Residential	13.52	55		Taxable	Successor	Final-Use Parcel
Parcel 7	157-730	Detached Residential	11.03	97		Taxable	Successor	Final-Use Parcel
Parcel 7	157-700-05	Easement	0.20			Tax-Exempt	Original	n/a
Parcel 12	158-081-01 thru 20	Detached Residential	3.96	20		Taxable	Annexation	Final-Use Parcel
Parcel 12	158-082-02 thru 08	Detached Residential	1.03	7		Taxable	Annexation	Final-Use Parcel
Parcel 12	158-082-01	Easement	0.21			Tax-Exemt	Annexation	n/a

Table 1B
Hamilton Field CFD No. 1994-1
Summary of Parcels in the CFD for Fiscal Year 2020-21

CFD Parcel Number	Assessor's Parcel Number	Land Use	Fiscal Year 2020-21 Parcel Data			Parcel Classifications		
			Acres	Estimated Units	Estimated Buildable Sq. Ft.	Taxable or Tax-Exempt	Original Successor or Annexation	Final-Use Planned Parcel
Phase 2 Parcels								
Parcel 1	157-400-75	Commercial/Retail	4.91		\$55,733	Taxable	Annexation	Final-Use Parcel
Parcel 1	157-400-76	Commercial/Retail	0.94		68,000	Taxable	Annexation	Final-Use Parcel
Parcel 2	157-710-02	Hotel	2.61		73,186	Taxable	Annexation	Final-Use Parcel
Parcel 2	157-710-03	Commercial/Retail	0.74		3,205	Taxable	Annexation	Final-Use Parcel
Parcel 3	157-710-04	Office	1.75		20,000	Tax-Exempt	Annexation	Final-Use Parcel
Parcel 6-20	157-820-01 thru 39	Detached Residential	6.65	19		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 4	157-850-05	City Owned	0.12	0		Tax-Exempt	Annexation	Final-Use Parcel
Phase 2 Parcel 5	157-960-01 thru 27	Detached Residential	3.42	27		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 4	157-890-01 thru 22	Detached Residential	2.61	20		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 4	157-900-01 thru 31	Detached Residential	3.75	30		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 4	157-910-01 thru 17	Detached Residential	1.85	17		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 5	157-860-08 to 19, 21 to 24	Detached Residential	1.14	16		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 5	157-860-07, 20, 25 to 36	Common Area	0.32	0		Tax-Exempt	Annexation	Final-Use Parcel
Phase 2 Parcel 5	157-970-09	City Owned	3.96	0		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 5	157-970-10	Sonoma Marin Area Rail Tran	4.11	0		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 4	157-920-01 thru 23	Detached Residential	3.86	23		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 4	157-930-01 thru 30	Detached Residential	3.35	30		Tax-Exempt	Annexation	n/a
Phase 2 Parcel 4	157-940-01 thru 50	Detached Residential	5.55	50		Taxable	Annexation	Final-Use Parcel
Phase 2 Parcel 4	157-950-01 thru 39	Detached Residential	4.89	38		Taxable	Annexation	Final-Use Parcel
Total			162.26	915	540,124			

"parcel_classification"

- [1] APNs 157-761-21, 157-762-20 & 21 were dedicated for landscape and 157-770-12 was dedicated for a storm drainage pump station. All four of these parcels are tax-exempt.
- [2] Some APNs have been renumbered, only 66 residential lots exist.
- [3] Only 36 residential lots were created, APN 157-790-37 is owned by the City of Novato.
- [4] Only 35 residential lots were created, APN 157-800-36 is a sanitary district site.

Special Tax Levy

The CFD’s special tax consists of three separate components:

1. **Capital Facilities Special Tax** (Facilities Tax). This tax pays for the debt service on “released bonds,” administration of the CFD, and fire suppression services.
2. **Water Special Tax** (Water Tax). This tax is levied only on nonresidential parcels in Phase 1A to cover water connection charges. Fiscal Year 2004–05 was the last year in which this special tax was collected.
3. **Services Special Tax** (Services Tax). This tax is levied on all taxable parcels for the maintenance and operation of the storm drainage levee system, pump station, and landscaping. The Services Tax was revised through a Resolution of Consideration (ROC) in April 1997.

As detailed in the Tax Formula, the calculation of the special tax levy differs for each of these components. **Table 2** summarizes the amount of special tax to be levied for each tax component and shows the total special tax levy for each parcel. The total Fiscal Year 2020–21 special tax levy for all parcels is \$2,324,588. This consists of \$1,690,971 for the Facilities Tax, \$0 for the Water Tax, and \$633,617 for the Services Tax. The special tax levy on final-use residential parcels is shown as a lump sum. **Appendix A** lists the special tax levy for each individual parcel.

Based on the requirements of the Tax Formula and the costs associated with the three components of the special tax, the maximum Facilities Tax will *not* be levied for each parcel in the CFD for the Fiscal Year 2020–21 tax year. The CFD bonds were refunded for Fiscal Year 2014–15, thereby reducing annual debt service requirements for facilities by approximately \$230,000 annually. The Services Tax will be levied at 100 percent of maximum. The Water Tax will not be levied in Fiscal Year 2020–21.

The remainder of this report details the methods used in calculating each of these special tax components.

Table 2
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	FY 2020-21 CFD Special Tax			
		Capital Facilities	Water	Service	Total
157-761-01 thru 21	Detached Residential	\$28,702	<i>Tax-Exempt</i>	\$15,853	\$44,555
157-762-01 thru 21	Detached Residential	\$27,267	<i>Tax-Exempt</i>	\$15,060	\$42,327
157-763-01 thru 35	Detached Residential	\$50,228	<i>Tax-Exempt</i>	\$27,742	\$77,971
157-770-01 thru 81	Detached Residential	\$96,151	<i>Tax-Exempt</i>	\$53,107	\$149,258
157-690-34	Office	\$45,554	<i>Tax-Exempt</i>	\$16,009	\$61,563
157-690-35	Easement	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
157-690-04	Office	\$45,554	<i>Tax-Exempt</i>	\$15,963	\$61,516
157-690-29	Office	\$45,554	<i>Tax-Exempt</i>	\$16,334	\$61,888
157-690-32	Office	\$45,554	<i>Tax-Exempt</i>	\$16,241	\$61,795
157-690-33	Office	\$45,554	<i>Tax-Exempt</i>	\$9,327	\$54,881
157-690-30	Office	\$45,554	<i>Tax-Exempt</i>	\$9,188	\$54,742
157-690-09	Office	\$0	<i>Tax-Exempt</i>	\$9,652	\$9,652
157-690-10	Office	\$45,554	<i>Tax-Exempt</i>	\$9,513	\$55,066
157-740-01 thru 87	Condominiums/Townhouses	\$69,347	<i>Tax-Exempt</i>	\$32,069	\$101,416
157-750-49 thru 56	Condominiums/Townhouses	\$8,406	<i>Tax-Exempt</i>	\$3,887	\$12,293
157-751-01 thru 38	Condominiums/Townhouses	\$39,927	<i>Tax-Exempt</i>	\$18,464	\$58,391
157-690-19	Attached Affordable Housing	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
157-790-01 thru 37	Detached Residential	\$48,564	<i>Tax-Exempt</i>	\$28,535	\$77,098
157-800-01 thru 36	Detached Residential	\$47,215	<i>Tax-Exempt</i>	\$27,742	\$74,957
157-830,840	Detached Residential	\$97,127	<i>Tax-Exempt</i>	\$57,070	\$154,197
157-690-14	Non-Profit/Community Center	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
157-690-24	Detached Residential	\$0	<i>Tax-Exempt</i>	\$0	\$0
157-810 01 thru 55	Detached Residential	\$102,162	<i>Tax-Exempt</i>	\$43,595	\$145,757
157-730-01 thru 98	Detached Residential	\$180,176	<i>Tax-Exempt</i>	\$76,886	\$257,062
157-700-05	Easement	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
157-400-75	Commercial/Retail	\$27,958	<i>Tax-Exempt</i>	\$6,871	\$34,828
157-400-76	Commercial/Retail	\$3,869	<i>Tax-Exempt</i>	\$1,315	\$5,184
157-710-02	Hotel	\$36,713	<i>Tax-Exempt</i>	\$3,652	\$40,365
157-710-03	Commercial/Retail	\$1,608	<i>Tax-Exempt</i>	\$1,035	\$2,643
157-710-04	Office	\$10,033	<i>Tax-Exempt</i>	\$2,449	\$12,481
157-820-01 thru 39	Detached Residential	\$39,927	<i>Tax-Exempt</i>	\$6,661	\$46,588
157-850-05	City Owned	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
157-960-01 thru 27	Detached Residential	\$44,842	<i>Tax-Exempt</i>	\$9,466	\$54,308
157-890-01 thru 22	Detached Residential	\$33,216	<i>Tax-Exempt</i>	\$7,012	\$40,228
157-900-01 thru 31	Detached Residential	\$49,824	<i>Tax-Exempt</i>	\$10,518	\$60,342
157-910-01 thru 17	Detached Residential	\$28,234	<i>Tax-Exempt</i>	\$5,960	\$34,194
157-920-01 thru 23	Detached Residential	\$38,199	<i>Tax-Exempt</i>	\$8,063	\$46,262
157-930-01 thru 30	Detached Residential	\$49,824	<i>Tax-Exempt</i>	\$10,518	\$60,342
157-940-01 thru 50	Detached Residential	\$83,041	<i>Tax-Exempt</i>	\$17,529	\$100,570
157-950-01 thru 39	Detached Residential	\$63,111	<i>Tax-Exempt</i>	\$13,322	\$76,433
158-081-01 thru 20	Detached Residential	\$33,216	<i>Tax-Exempt</i>	\$15,853	\$49,069
158-082-02 thru 08	Detached Residential	\$11,626	<i>Tax-Exempt</i>	\$5,548	\$17,174
157-860-08 to 19, 21 to 24	Detached Residential	\$21,584	<i>Tax-Exempt</i>	\$5,609	\$27,193
157-860-07, 20, 25 to 36	Common Area	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
157-970-09	City Owned	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
157-970-10	Sonoma Marin Area Rail Trans	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>
TOTAL		\$1,690,971	\$0	\$633,617	\$2,324,588

"levy_sum"

2. Calculation of Fiscal Year 2020–21 Special Tax Levy

Facilities Tax

As detailed in the Tax Formula, calculation of the Facilities Tax for each parcel consists of (1) calculating the maximum Facilities Tax for each parcel; (2) calculating the annual facilities cost; and (3) calculating the Facilities Tax levy for each parcel based on a comparison of the maximum Facilities Tax and total annual facilities cost. The following sections detail each calculation.

Maximum Facilities Tax

Table 3 shows the detailed information used to calculate the maximum Facilities Tax for each parcel and summarizes the results of this calculation. These are the steps used to calculate the maximum Facilities Tax:

1. **Each parcel was classified as either taxable or tax exempt.** The tax-exempt parcels are excluded from the Facilities Tax. The following parcels are identified as tax exempt:

CFD Parcel	APN	Description
Parcels 1 and 2	157-761-21	Landscaping
Parcels 1 and 2	157-762-20 and 21	Landscaping
Parcels 1 and 2	157-770-12	Storm Drainage Pump Station
Parcel 7	157-734-07	Landscaping
Parcel 8	157-740-67	Landscaping
	157-740-68	Landscaping
Parcel 9	157-690-19	Affordable Housing
Parcel 10	157-790-37	City Owned
Parcel 10	157-800-36	Sanitary District Site
Parcel 11	157-690-14	Nonprofit/Community Center
Phase 2 Parcel 5	157-850-05	City Owned
	157-860-03, 04, 05	
	157-880-06, 07	
Parcel 7	157-700-05	Easement
Parcel 3	157-690-35	Easement
Parcels 1 and 2	157-770-72, 79	Easement

Phase 2 Parcel 4	157-890-15	Easement
	157-900-01	Easement
	157-950-17 and 18	Easement
Parcel 10	157-830-43	Easement
Parcel 6-20	157-820-39	Easement
Parcel 12, Phase 1B	158-082-01	Easement

2. **Each taxable parcel was classified as an original, successor, or annexation parcel.** The parcels for which tentative or final subdivision maps have been recorded are “successor parcels.” CFD parcels that were not part of the CFD at its formation but were annexed are classified as “annexation parcels.” All other parcels are “original parcels.” **Table 1B in Chapter 1** shows the classification of parcels as original, successor, or annexation.
3. **Each taxable parcel was classified as a final-use parcel or a planned parcel.** Final-use parcels refer to single-family residential parcels with a recorded subdivision map, multifamily residential development and condominiums with a final parcel map and a planned development approval, and nonresidential development with a building permit. **Table 1B in Chapter 1** shows the classification of parcels as either final-use or planned.
4. **Each original parcel was assigned its maximum Facilities Tax from Attachment 2 of the Tax Formula.** **Table 3** shows this maximum tax for each parcel, as well as the resulting tax per unit or per buildable square foot.
5. **The maximum Facilities Tax for each successor parcel and annexation parcel was calculated by multiplying the maximum Facilities Tax per unit or per buildable square foot, from Attachment 3 of the Tax Formula, by the number of estimated units or buildable square feet.** **Table 3** shows the information needed to calculate the maximum Facilities Tax for each successor and annexation parcel.

The Tax Formula stipulates that a parcel must maintain, at a minimum, its originally assigned maximum special tax, even if fewer units or building square feet are obtained. CFD Parcel 7’s revised tentative map contains 152 units rather than 170 units as previously estimated. The \$2,740 Facilities Tax per unit reflects the original maximum Facilities Tax per unit of \$2,450, as shown in **Attachment 3**, multiplied by the 170 estimated units and divided by 152 actual units.

The recorded subdivision map for CFD Parcels 1 and 2 contains 141 units rather than 150 units as previously estimated. The \$2,117 Facilities Tax per unit reflects the original maximum Facilities Tax per unit of \$1,990, as shown in **Attachment 3**, multiplied by the 150 estimated units and divided by the 141 actual units.

6. **The maximum Facilities Taxes are summed for all parcels to arrive at a total maximum Facilities Tax of \$2,524,089.**

Table 3
Hamilton Field CFD No. 1994-1
Maximum Facilities Tax - Fiscal Year 2020-21

APN		Land Use	Acres	Estimated Units	Estimated Buildable Square Feet	Maximum Facilities Tax Per Unit	Maximum Facilities Tax Per Buildable Square Feet	Maximum Facilities Tax Per Parcel
						[1]	[1]	
157-761-01 thru 21	[2]	Detached Residential	2.98	20		\$2,117		\$42,340
157-762-01 thru 21	[2]	Detached Residential	2.84	19		\$2,117		\$40,223
157-763-01 thru 35	[2]	Detached Residential	5.22	35		\$2,117		\$74,096
157-770-01 thru 81	[2]	Detached Residential	10.00	67		\$2,117		\$141,840
157-690-34	[1]	Office	3.45		40,000		\$1.68	\$67,200
157-690-35	[1]	Easement	0.02				<i>Tax-Exempt</i>	\$0
157-690-04	[1]	Office	3.44		40,000		\$1.68	\$67,200
157-690-29	[1]	Office	3.52		40,000		\$1.68	\$67,200
157-690-32	[1]	Office	3.50		40,000		\$1.68	\$67,200
157-690-33	[1]	Office	2.01		40,000		\$1.68	\$67,200
157-690-30	[1]	Office	1.98		40,000		\$1.68	\$67,200
157-690-09	[1]	Office	2.08		40,000		\$0.74	\$29,600
157-690-10	[1]	Office	2.05		40,000		\$1.68	\$67,200
157-740-01 thru 87		Condominiums/Townhouses	4.81	66		\$1,550		\$102,300
157-750-49 thru 56		Condominiums/Townhouses	0.68	8		\$1,550		\$12,400
157-751-01 thru 38		Condominiums/Townhouses	3.23	38		\$1,550		\$58,900
157-690-19		Attached Affordable Housing	2.65	70		<i>Tax-Exempt</i>		\$0
157-790-01 thru 37		Detached Residential	4.40	36		\$1,990		\$71,640
157-800-01 thru 36		Detached Residential	4.28	35		\$1,990		\$69,650
157-830,840		Detached Residential	9.18	72		\$1,990		\$143,280
157-690-14		Non-Profit/Community Center	2.47			\$1,990		\$0
157-690-24		Detached Residential	0.99			<i>Tax-Exempt</i>		\$0
157-810 01 thru 55		Detached Residential	13.52	55		\$2,740		\$150,707
157-730-01 thru 98	(3)	Detached Residential	11.03	97		\$2,740		\$265,793
157-700-05	(3)	Easement	0.20				<i>Tax-Exempt</i>	\$0
157-400-75		Commercial/Retail	4.91		55,733		\$0.74	\$41,242
157-400-76		Commercial/Retail	0.94		7,712		\$0.74	\$5,707
157-710-02	[4]	Hotel	2.61		73,186		\$0.74	\$54,158
157-710-03	[4]	Commercial/Retail	0.74		3,205		\$0.74	\$2,372
157-710-04	[4]	Office	1.75		20,000		\$0.74	\$14,800
157-820-01 thru 39		Detached Residential	6.65	19		\$3,100		\$58,900
157-850-05		City Owned	0.12			<i>Tax-Exempt</i>		\$0
157-960-01 thru 27		Detached Residential	3.42	27		\$2,450		\$66,150
157-890-01 thru 22		Detached Residential	2.61	20		\$2,450		\$49,000
157-900-01 thru 31		Detached Residential	3.75	30		\$2,450		\$73,500
157-910-01 thru 17		Detached Residential	1.85	17		\$2,450		\$41,650
157-860-08 to 19, 21 to 24		Detached Residential	1.14	16		\$1,990		\$31,840
157-860-07, 20, 25 to 36		Commom Area	0.32			<i>Tax-Exempt</i>		\$0
157-970-09		City Owned	3.96			<i>Tax-Exempt</i>		\$0
157-970-10		Sonoma Marin Area Rail Transit	4.11			<i>Tax-Exempt</i>		\$0
157-920-01 thru 23		Detached Residential	3.86	23		\$2,450		\$56,350
157-930-01 thru 30		Detached Residential	3.35	30		\$2,450		\$73,500
157-940-01 thru 50		Detached Residential	5.55	50		\$2,450		\$122,500
157-950-01 thru 44		Detached Residential	4.89	38		\$2,450		\$93,100
158-081-01 thru 20		Detached Residential	2.60	20		\$2,450		\$49,000
158-082-02 thru 08		Detached Residential	0.87	7		\$2,450		\$17,150
158-082-01		Easement	0.21			<i>Tax-Exempt</i>		\$0
		Totals	160.52	915	479,836			\$2,524,089

"facility_tax"

Table 3
Hamilton Field CFD No. 1994-1
Maximum Facilities Tax - Fiscal Year 2020-21

APN	Land Use	Acres	Estimated Units	Estimated Buildable Square Feet	Maximum Facilities Tax Per Unit	Maximum Facilities Tax Per Buildable Square Feet	Maximum Facilities Tax Per Parcel
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Notes:

- [1] From **Attachment 2** of the Tax Formula.
- [2] When the CFD was formed, 150 units were estimated for these parcels. In May 1998 the subdivision map was recorded with 141 residential lots. Based on the CFD's Tax Formula, a parcel maintains at least its total maximum special tax even if fewer units are obtained. Special Tax derived from **Attachment 3** of the Tax Formula using \$1,990 per unit times 150 estimated units divided by 141 units in the recorded subdivision map.
- [3] At the time of annexation, September 1996, 170 units were estimated for this parcel. In April 1997 the revised tentative map was approved for 152 units. Based on the CFD's Rate and Method, a parcel maintains at least its total maximum special tax even if fewer units are obtained. Tax derived from **Attachment 3** of the Tax Formula using \$2,450 per unit times 170 estimated units divided by 152 units in the revised tentative map.
- [4] From **Attachment 3** of the Tax Formula.

Determination of Annual Facilities Costs

Table 4 shows the calculation of the Facilities Tax annual cost. These are the steps to calculate this cost:

1. **All components of the annual cost except the fire service component are estimated and summed.** These are the components: (1) bond debt service; (2) administrative expenses; (3) bond reserve replenishment costs; (4) pay-as-you-go expenditures; (5) any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal year; and (6) less excess special tax fund distributions and earnings on the bond reserve fund. The total of these cost components, less offsetting revenues, is \$1,690,971 (see **Table 4**).

2. **The eligible fire service cost is the minimum of the following calculations:**

The total maximum Facilities Tax less the facilities costs from Step 1: \$2,524,089 less \$1,690,971 equals **\$833,117**.

The amount of \$147,740 less the estimated \$663,713 property tax increment that will accrue to the fire district from Phase 1 CFD parcels in Fiscal Year 2019–20. The result of this calculation is (**\$515,974**) for Fiscal Year 2019–20. The calculation of the property tax increment that accrues to the fire district is detailed in **Tables 5** and **6**. **Table 5** shows the calculation of the property tax on the CFD parcels, the amount of property tax that accrues to the fire district, and the remaining fire service cost that may be eligible for payment from the special Facilities Tax. **Table 6** shows the CFD parcels' assessed values that are used to calculate the property taxes shown in **Table 5**.

The second calculation is the lower-cost amount. Because the result is less than \$0, the eligible fire service costs will be \$0 for Fiscal Year 2020–21.

3. **The eligible fire service cost calculated in the previous step was added to the costs from Step 1 to arrive at a total annual Facilities Tax cost of \$1,690,971.**

Facilities Tax Levy

Table 7 shows the calculation of the Facilities Tax levy for each parcel. Because the CFD parcels contain both final-use parcels and planned parcels, the Fiscal Year 2020–21 special tax calculation begins with the steps prescribed for final-use parcels. The calculation of the Facilities Tax levy for each of the parcels is described below:

1. **Multiply the maximum Facilities Tax for each final-use parcel by 91 percent.**
The sum of this calculation is \$2,269,985.
2. **Compare the facilities annual cost with the amount calculated in the previous step.** The \$1,690,971 annual facilities cost is less than the amount calculated under step 1 (\$2,269,985); therefore, the Facilities Tax is reduced proportionately for all final-

Table 4
Hamilton Field CFD No. 1994-1
Facilities Annual Cost for Fiscal Year 2020-21

Description	Cost
Released Bonds	
Debt Service	
March 1, 2021 Interest	\$91,802
March 1, 2021 Principal	\$611,109
September 1, 2021 Interest	\$84,562
September 1, 2021 Principal	\$618,349
Subtotal	\$1,405,823
Other Expenses	
Administrative Expenses [1]	\$50,000
County Collection Charges [2]	\$5,148
Bond Reserve Replenishment [3]	\$0
Pay-as-you-go Expenditures	\$230,000 Levee
Special Tax Payment Delinquencies [4]	\$0
Less: Excess Special Tax Fund Distribution [5]	\$0
Less: Earnings on Bond Reserve Fund [6]	\$0
Subtotal	\$285,148
SUBTOTAL	\$1,690,971
Eligible Fire Service Costs [7]	\$0
TOTAL	\$1,690,971

"facilities_cost"

- [1] City of Novato FY 2020-21 total annual administration.
- [2] Marin County charges \$6.00 per parcels for the collection of the special tax levy.
- [3] Bond reserves have not been used.
- [4] The City is on the "Teeter Plan;" therefore, the CFD will not experience delinquencies for FY 2019-20.
- [5] The City receives any excess special tax funds following the September 1 debt service payment. Following the 9/1/18 debt service payment and payment of FY 2020-21 fire services costs and administration, \$0 is available to offset FY 2019-20 annual cost.
- [6] Earnings of the Bond Reserve Fund go to the Acquisition Account until that account is closed; thereafter, these earnings will be used to offset debt service. Taken from monthly trustee statements.
- [7] Minimum of:
 - (a) total maximum facilities tax (see **Table 3**) less debt service and other costs; or
 - (b) \$148,000 less property tax increment to fire district (see **Table 5**)
 In FY 2019-20, property tax increment is greater than \$148,000, therefore there will be no eligible Fire Service Costs funded.

Table 5
Hamilton Field CFD No. 1994-1
Fire Service Costs Payable from Special Taxes Fiscal Year 2019-20

Description	Cost
Annual Costs [1]	\$150,000
Less: Base Year (1995-96) Property Taxes to Fire District [1]	(\$2,260)
Total FY 2019-20 Fire Protection Costs Payable by New Hamilton Partnership	\$147,740
Less: Estimated Additional Property Taxes to Fire District in FY 2019-20 <i>(see below)</i>	\$663,713
Total FY 2019-20 Fire Protection Costs Payable from Special Taxes	(\$515,974)
 Estimated CFD Property Taxes to Novato Fire Protection District	
Phase I Taxable Parcels Total Assessed Value [2]	\$473,680,234
Property Tax	1.00% \$4,736,802
Amount to Fire District [3]	14.06% \$665,974
Less: Base Year (FY 1995-96) Property Taxes to Fire District	(\$2,260)
Estimated Additional Property Taxes to Fire District in FY 2019-20	\$663,713

"fire_costs"

Source: Marin County Assessor, City of Novato, and EPS.

[1] Novato Fire Protection District

[2] See **Table 6**

[3] Marin County Auditor Controller's Office

Table 6
Hamilton Field CFD No. 1994-1
Assessed Value of CFD Phase 1 Parcels Fiscal Year 2019-20

Parcels	FY 2019-20 Assessed Value [1]
All Parcels in CFD	\$810,443,845
Less Phase 2 Parcels	
157-400-75	(\$26,395,810)
157-400-76	(\$2,558,777)
157-710-02	(\$14,879,808)
157-710-03	(\$1,374,729)
157-710-04	(\$2,328,982)
157-810-01 to 55	(\$47,526,903)
157-820-01 to 38	(\$31,615,905)
157-890-01 to 22	(\$18,812,178)
157-900-01 to 31	(\$26,601,336)
157-910-01 to 17	(\$13,950,353)
157-920-01 to 23	(\$20,808,704)
157-930-01 to 30	(\$26,999,794)
157-940-01 to 50	(\$45,332,816)
157-950-01 to 39	(\$33,345,151)
157-960-01 to 27	(\$24,232,365)
Total Phase 1 Assessed Value	\$473,680,234

"assessed_value"

Source: Marin County Assessor's Office

[1] FY 2019-20 assessed values are only values available at the time of the calculation of annual costs.

Table 7
Hamilton Field CFD No. 1994-1
Facilities Tax Levy for Fiscal Year 2020-21

APN	Land Use	Maximum Facilities Tax Per Parcel	Facilities Tax Levy Per Parcel
Total Annual Cost [1]			\$1,690,971
Final Use Parcels - 68% of Maximum Tax [2]			
157-761-01 thru 21	Detached Residential	\$42,340	\$28,702
157-762-01 thru 21	Detached Residential	\$40,223	\$27,267
157-763-01 thru 35	Detached Residential	\$74,096	\$50,228
157-770-01 thru 81	Detached Residential	\$141,840	\$96,151
157-740-01 thru 87	Condominiums/Townhouses	\$102,300	\$69,347
157-750-49 thru 56	Condominiums/Townhouses	\$12,400	\$8,406
157-751-01 thru 38	Condominiums/Townhouses	\$58,900	\$39,927
157-790-01 thru 37	Detached Residential	\$71,640	\$48,564
157-800-01 thru 36	Detached Residential	\$69,650	\$47,215
157-810 01 thru 55	Detached Residential	\$150,707	\$102,162
157-830,840	Detached Residential	\$143,280	\$97,127
157-730-01 thru 98	Detached Residential	\$265,793	\$180,176
157-710-02	Hotel	\$54,158	\$36,713
157-710-03	Commercial/Retail	\$2,372	\$1,608
157-710-04	Office	\$14,800	\$10,033
157-820-01 thru 39	Detached Residential	\$58,900	\$39,927
157-690-34	Office	\$67,200	\$45,554
157-690-04	Office	\$67,200	\$45,554
157-690-29	Office	\$67,200	\$45,554
157-690-32	Office	\$67,200	\$45,554
157-690-33	Office	\$67,200	\$45,554
157-690-30	Office	\$67,200	\$45,554
157-690-10	Office	\$67,200	\$45,554
157-860-08 to 19, 21 to 24	Detached Residential	\$31,840	\$21,584
157-890-01 thru 22	Detached Residential	\$49,000	\$33,216
157-900-01 thru 31	Detached Residential	\$73,500	\$49,824
157-910-01 thru 17	Detached Residential	\$41,650	\$28,234
157-920-01 thru 23	Detached Residential	\$56,350	\$38,199
157-930-01 thru 30	Detached Residential	\$73,500	\$49,824
157-940-01 thru 50	Detached Residential	\$122,500	\$83,041
157-950-01 thru 44	Detached Residential	\$93,100	\$63,111
157-960-01 thru 27	Detached Residential	\$66,150	\$44,842
157-400-75	Commercial/Retail	\$41,242	\$27,958
157-400-76	Commercial/Retail	\$5,707	\$3,869
158-081-01 thru 20	Detached Residential	\$49,000	\$33,216
158-082-02 thru 08	Detached Residential	\$17,150	\$11,626

Table 7
Hamilton Field CFD No. 1994-1
Facilities Tax Levy for Fiscal Year 2020-21

APN	Land Use	Maximum Facilities Tax Per Parcel	Facilities Tax Levy Per Parcel
Subtotal Final Use		\$2,494,489	\$1,690,971
Remaining Annual Costs			\$0
Planned Parcels - 0% of Maximum Tax [2]			
157-690-09	Office	\$29,600	\$0
157-690-19	Attached Affordable Housing	\$0	\$0
157-690-24	Detached Residential	\$0	\$0
157-690-14	Non-Profit/Community Center	\$0	\$0
157-690-35	Easement	\$0	\$0
157-700-05	Easement	\$0	\$0
158-082-01	Easement	\$0	\$0
Subtotal Planned Parcels		\$29,600	\$0
Planned Parcels Surplus/(Shortfall)			\$0
Total Parcels		\$2,524,089	\$1,690,971

"tax_levy_calc"

[1] See **Table 4**

[2] Tax Formula stipulates that at least 91% of the maximum facility tax is levied on all final-use parcels. The levy on planned parcels is adjusted until it equals the remaining annual costs up to 91%. If the remaining annual costs are less than 91% maximum facility tax for planned parcels, the percentage levy on planned parcels is reduced proportionally until the total facility taxes equal the annual cost. The rate will be 0% of the maximum for Planned Parcels for FY 2020-21.

use parcels until annual facilities costs equals the sum of the Facilities Tax on final-use parcels. This is equal to 67.788 percent of the maximum Facilities Tax for final-use parcels. This is the percentage of maximum Facilities Tax that will be levied on final-use parcels for Fiscal Year 2020–21.

3. **Calculate remaining annual cost to be levied against planned parcels.** There is no remaining cost to be levied on planned parcels.
4. **Levy Facilities Tax on planned parcels until the total special tax from planned parcels funds the remaining annual costs or the special tax levy is 91 percent of the maximum Facility Tax for planned parcels.** Calculating 0 percent of maximum special tax for planned parcels gives the result of \$0, as shown in **Table 7**.

Water Tax

As detailed in the Tax Formula, the levy of the Water Tax component consists of assigning the maximum Water Tax to each commercial parcel included in Phase 1A. This special tax is to be levied at the maximum amount on subject parcels for 10 years to fulfill the Water Tax obligation. Fiscal Year 2004–05 was the 10th and final year of the Water Tax levy. **Table 8** displays the results of this calculation for each parcel.

Services Tax

The calculation of the Services Tax consists of (1) calculating the maximum Services Tax for each parcel; (2) calculating the annual service cost; and (3) calculating the tax levy for each parcel based on a comparison of the total maximum Services Tax and total annual service cost. The following sections detail each of these calculations.

Determining the Maximum Services Tax

Table 9 shows the detailed information used to calculate the maximum Services Tax for each parcel and summarizes the results of these calculations. These are the steps to calculate the maximum Services Tax:

1. **Each parcel is classified as either taxable or tax exempt.** The same parcels identified as tax exempt under the Facilities Tax also are classified as tax exempt and not levied the Services Tax.
2. **Maximum Services Taxes are set on a per-unit or per-net-acre basis, as shown in Table 9A.** **Table 9A** shows the Services Tax rates for Fiscal Year 2020-21. The base year for the Services Tax was Fiscal Year 1996–97. The base year rates have been escalated each year based on the Tax Formula as amended in April 1997. The tax escalation factor is the annual percentage increase in the Engineering News-Record Construction Cost Index as of March of the year

Table 8
Hamilton Field CFD No. 1994-1
Water Tax Levy - Nonresidential Parcels for FY 2020-21

Assessor's Parcel Number	Land Use	Acres	Maximum Water Tax [1]	Water Tax Levy
157-690-34	Office	3.45	\$9,012	\$0
157-690-04	Office	3.44	\$8,911	\$0
157-690-29	Office	3.44	\$8,885	\$0
157-690-32	Office	3.44	\$8,860	\$0
157-690-33	Office	2.08	\$5,074	\$0
157-690-30	Office	2.06	\$5,049	\$0
157-690-09	Office	2.08	\$5,023	\$0
157-690-10	Office	2.05	\$4,922	\$0
TOTAL		22.04	\$55,736	\$0

"water_tax"

[1] The maximum special tax is levied for 10 years, then no longer collected. FY 2004-05 was the tenth year in which the water tax was levied. There will be no water tax levy in FY 2020-21.

Table 9
Hamilton Field CFD No. 1994-1
Maximum Services Tax for Fiscal Year 2020-21

APN	Land Use	Acres	Estimated Units	Estimated Net Acres [1]	Maximum Service Tax		
					Maximum Service Tax Per Unit [2]	Maximum Service Tax Per Net Acre [2]	Maximum Service Tax Per Parcel [3]
157-761-01 thru 21	Detached Residential	2.98	20		\$793		\$15,853
157-762-01 thru 21	Detached Residential	2.84	19		\$793		\$15,060
157-763-01 thru 35	Detached Residential	5.22	35		\$793		\$27,742
157-770-01 thru 81	Detached Residential	10.00	67		\$793		\$53,107
157-690-34	Office	3.45		3.11		\$5,156	\$16,009
157-690-35	Easement	0.02		0.00		Tax-Exempt	\$0
157-690-04	Office	3.44		3.10		\$5,156	\$15,963
157-690-29	Office	3.52		3.17		\$5,156	\$16,334
157-690-32	Office	3.50		3.15		\$5,156	\$16,241
157-690-33	Office	2.01		1.81		\$5,156	\$9,327
157-690-30	Office	1.98		1.78		\$5,156	\$9,188
157-690-09	Office	2.08		1.87		\$5,156	\$9,652
157-690-10	Office	2.05		1.85		\$5,156	\$9,513
157-740-01 thru 87	Condominiums/Townhouses	4.81	66		\$486		\$32,069
157-750-49 thru 56	Condominiums/Townhouses	0.68	8		\$486		\$3,887
157-751-01 thru 38	Condominiums/Townhouses	3.23	38		\$486		\$18,464
157-690-19	Attached Affordable Housing	2.65	70		Tax-Exempt		\$0
157-790-01 thru 37	Detached Residential	4.40	36		\$793		\$28,535
157-800-01 thru 36	Detached Residential	4.28	35		\$793		\$27,742
157-830,840	Detached Residential	9.18	72		\$793		\$57,070
157-690-14	Non-Profit/Community Center	2.47			Tax-Exempt		\$0
157-690-24	Detached Residential	0.99			\$793		\$0
157-810 01 thru 55	Detached Residential	13.52	55		\$793		\$43,595
157-730-01 thru 98	Detached Residential	11.03	97		\$793		\$76,886
157-700-05	Easement	0.20			Tax-Exempt		\$0
157-400-75	Commercial/Retail	4.91		4.42		\$1,555	\$6,871
157-400-76	Commercial/Retail	0.94		0.85		\$1,555	\$1,315
157-710-02	Hotel	2.61		2.35		\$1,555	\$3,652
157-710-03	Commercial/Retail	0.74		0.67		\$1,555	\$1,035
157-710-04	Office	1.75		1.58		\$1,555	\$2,449
157-820-01 thru 39	Detached Residential	6.65	19		\$351		\$6,661
157-850-05	City Owned	0.12			Tax-Exempt		\$0
157-960-01 thru 27	Detached Residential	3.42	27		\$351		\$9,466
157-890-01 thru 22	Detached Residential	2.61	20		\$351		\$7,012
157-900-01 thru 31	Detached Residential	3.75	30		\$351		\$10,518
157-910-01 thru 17	Detached Residential	1.85	17		\$351		\$5,960
157-860-08 to 19, 21 to 24	Detached Residential	1.14	16		\$351		\$5,609
157-860-07, 20, 25 to 36	Commom Area	0.32			Tax-Exempt		\$0
157-970-09	City Owned	3.96			Tax-Exempt		\$0
157-970-10	Sonoma Marin Area Rail Trans	4.11			Tax-Exempt		\$0
157-920-01 thru 23	Detached Residential	3.86	23		\$351		\$8,063
157-930-01 thru 30	Detached Residential	3.35	30		\$351		\$10,518
157-940-01 thru 50	Detached Residential	5.55	50		\$351		\$17,529
157-950-01 thru 39	Detached Residential	4.89	38		\$351		\$13,322
158-081-01 thru 20	Detached Residential	2.60	20		\$793		\$15,853
158-082-02 thru 08	Detached Residential	0.87	7		\$793		\$5,548
158-082-01	Easement	0.21			Tax-Exempt		\$0
TOTAL		160.74	915	29.68			\$633,617

"max_taxes"

Notes:

[1] Estimated net acres = Acres * 0.9

[2] Maximum service tax per unit and net acre = maximum service tax for base year (FY 1996-1997) * service tax escalation factor. Maximum service tax per unit and net acre for base year obtained from April 1997 amendment to Special Tax Formula. Service Tax Escalation Factor = annual percentage increase in the Engineer's News Record Construction Cost Index.

- = 4.0% FY 1996-97
- = 2.0% FY 1997-98
- = 6.1% FY 1998-99
- = 1.8% FY 1999-00
- = 3.6% FY 2000-01
- = 1.2% FY 2001-02
- = 3.5% FY 2002-03
- = 1.9% FY 2003-04
- = 4.4% FY 2004-05
- = 5.6% FY 2005-06
- = 5.2% FY 2006-07
- = 7.8% FY 2007-08
- = 0.5% FY 2008-09
- = 6.6% FY 2009-10
- = 0.0% FY 2010-11 (The change was -0.30%, but the Special Tax Formula states the tax is *increased* by the change, so no change)
- = 4.0% FY 2011-12
- = 2.2% FY 2012-13
- = 0.0% FY 2013-14 (The change was -0.01%, but the Special Tax Formula states the tax is *increased* by the change, so no change)
- = 5.1% FY 2014-15
- = 2.55% FY 2015-16
- = 3.48% FY 2016-17
- = 0.45% FY 2017-18
- = 3.49% FY 2018-19
- = 0.28% FY 2019-20
- = 6.33% FY 2020-21

[3] Maximum service tax per parcel for residential parcels = maximum service tax per unit * estimated units
Maximum service tax per parcel for commercial parcels = maximum service tax per net acre * estimated net acres.

Table 9A
Hamilton Field CFD No. 1994-1
Maximum Services Tax Rates for Fiscal Year 2020-21 [1]

Land Use	Escalated Maximum Services Tax			
	Phase I Parcels		Phase II Parcels	
Single-Family Residential	\$792.64	per unit	\$350.59	per unit
Condominium Residential	\$485.89	per unit	\$243.92	per unit
Non-Residential	\$5,155.88	per net acre	\$1,554.77	per net acre

"service_max"

[1] Maximum Service Tax is increased each year after the Base Year (1996-97) in accordance with the Service Tax escalation factor. The Service Tax escalator is determined by the change in the ENR-CCI from March 2019 to March 2020. For this period, there was a 6.33% increase in the ENR-CCI. The Maximim Service Tax is increased by the change in ENR index.

preceding the year in which taxes are levied. The 6.33 percent escalation factor used for Fiscal Year 2020–21 represents the change in the index between March 2019 and March 2020. Escalated taxes are applied to each residential parcel based on the number of planned units and to each commercial parcel based on net acres.

Table 9A shows the Fiscal Year 2020–21 escalated maximum Services Tax rates. The Phase 2 parcels annexed to the CFD during Fiscal Years 1997–98, 1998–99, and 1999–00 are subject to lower Services Tax rates than Phase 1 parcels because Phase 2 does not contribute to pump station or levee maintenance.

3. **The maximum Services Taxes are summed for all taxable parcels to arrive at the total maximum Services Tax of \$633,617.**

Services Tax Annual Cost

Table 10 shows the estimated annual cost for authorized services. The cost components include (1) the cost of maintaining and operating the storm drainage levee system and pump station; (2) the cost of landscape and irrigation maintenance to be paid by the CFD; (3) administrative expenses; (4) an accumulation for a 5-year insurance policy; and (5) any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal year. The total of these components is \$633,617. The maximum amount of Services Tax that could be levied in Fiscal Year 2020–21 is \$633,617. Any Service Tax revenues levied in Fiscal Year 2019–20 that are not expended on service costs of the CFD will be transferred to the long-term replacement reserve fund.

Calculation of the Services Tax Levy

Table 11 shows the assignment of the Services Tax levy for each parcel. These are the steps required for this calculation:

1. **The maximum Services Tax for each parcel is summed to obtain the total maximum Services Tax of \$633,617.**
2. **The total maximum Services Tax was compared to the total estimated service annual cost of \$633,617.** Total services annual costs exceed the maximum Services Tax. Therefore, the Services Tax levy will be 100 percent of the maximum special tax, or \$633,617 for Fiscal Year 2020–21.

Table 10
Hamilton Field CFD No. 1994-1
Services Annual Cost for Fiscal Year 2020-21

Description	Cost
Pump/Levee and Landscaping Maintenance and Operation	\$557,537
Pump/Levee Replacement Set Aside	\$46,830
Administrative Expenses	\$29,250
Long Term Replacement Expense [1]	\$0
Delinquencies in Special Taxes	\$0
Total Cost FY 2020-21	\$633,617
Transfer from Reserve Funds [2]	\$0
Net Funds Needed from Special Taxes	\$633,617
Total Revenue Available From Levy	\$633,617
Total Special Tax Revenue Surplus/(Shortfall)	\$0

Pumps

"annual_cost"

Source: City of Novato

[1] Special tax proceeds must be set aside for long term replacement costs for pumps, levees, and landscaping.

[2] In fiscal years where a major capital replacement project is funded, an amount might need to be transferred from long-term replacement reserves.

Table 11
Hamilton Field CFD No. 1994-1
Services Tax Levy for Fiscal Year 2020-21

APN	Maximum Service Tax	Service Tax Levy
157-761-01 thru 21	\$15,853	\$15,852.74
157-762-01 thru 21	\$15,060	\$15,060.11
157-763-01 thru 35	\$27,742	\$27,742.30
157-770-01 thru 81	\$53,107	\$53,106.69
157-690-34	\$16,009	\$16,009.02
157-690-35	\$0	\$0.00
157-690-04	\$15,963	\$15,962.62
157-690-29	\$16,334	\$16,333.84
157-690-32	\$16,241	\$16,241.04
157-690-33	\$9,327	\$9,326.99
157-690-30	\$9,188	\$9,187.79
157-690-09	\$9,652	\$9,651.82
157-690-10	\$9,513	\$9,512.61
157-740-01 thru 87	\$32,069	\$32,068.73
157-750-49 thru 56	\$3,887	\$3,887.12
157-751-01 thru 38	\$18,464	\$18,463.81
157-690-19	\$0	\$0.00
157-790-01 thru 37	\$28,535	\$28,534.94
157-800-01 thru 36	\$27,742	\$27,742.30
157-830,840	\$57,070	\$57,069.87
157-690-14	\$0	\$0.00
157-690-24	\$0	\$0.00
157-810 01 thru 55	\$43,595	\$43,595.04
157-730-01 thru 98	\$76,886	\$76,885.80
157-700-05	\$0	\$0.00
157-400-75	\$6,871	\$6,870.52
157-400-76	\$1,315	\$1,315.33
157-710-02	\$3,652	\$3,652.15
157-710-03	\$1,035	\$1,035.48
157-710-04	\$2,449	\$2,448.76
157-820-01 thru 39	\$6,661	\$6,661.15
157-850-05	\$0	\$0.00
157-960-01 thru 27	\$9,466	\$9,465.84
157-890-01 thru 22	\$7,012	\$7,011.73
157-900-01 thru 31	\$10,518	\$10,517.60
157-910-01 thru 17	\$5,960	\$5,959.97
157-860-08 to 19, 21 to 24	\$5,609	\$5,609.39
157-970-09	\$0	\$0.00
157-970-10	\$0	\$0.00
157-920-01 thru 23	\$8,063	\$8,063.49
157-930-01 thru 30	\$10,518	\$10,517.60
157-940-01 thru 50	\$17,529	\$17,529.33
157-950-01 thru 39	\$13,322	\$13,322.29
158-081-01 thru 20	\$15,853	\$15,852.74
158-082-02 thru 08	\$5,548	\$5,548.46
Total	\$633,617	\$633,617.00
Service Annual Cost [1]	\$633,617	
Maximum Special Tax Surplus/(Shortfall)	\$0	

"tax_levy"

[1] See Table 10

3. Summary of CFD Annual Costs

The RMA defines three categories of special taxes—Facilities Special Tax, Water Special Tax, and Services Special Tax. **Chapter 2** of this report identified the annual costs for these three categories and discussed the spread of these annual costs to taxable parcels, based upon the provisions of the RMA.

Table 12 summarizes the annual costs for each special tax category and shows the total annual costs for the CFD for FY 2020-21.

Table 12
Summary of CFD No. 1994-1 Total Annual Costs

Tax Category	FY 2020- 2021 Costs
Facilities Annual Costs [1]	\$1,690,971
Water Infrastructure Annual Costs [2]	\$0
Services Annual Costs [3]	\$633,617
Total Annual Costs	\$2,324,588

"total_costs"

[1] From Table 4.

[2] From Table 8.

[3] From Table 10.



APPENDIX A:
Total Special Tax Levy for
Fiscal Year 2019–20

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-690-04	Office	\$45,553.73	<i>Tax-Exempt</i>	\$15,962.62	\$61,516.35
157-690-09	Office	\$0.00	<i>Tax-Exempt</i>	\$9,651.82	\$9,651.82
157-690-10	Office	\$45,553.73	<i>Tax-Exempt</i>	\$9,512.61	\$55,066.34
157-690-14	Non-Profit/Community Center	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	\$0.00
157-690-16	Easement	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	\$0.00
157-690-19	Attached Affordable Housing	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	\$0.00
157-690-24	Detached Residential	\$0.00	<i>Tax-Exempt</i>	\$0.00	\$0.00
157-690-29	Office	\$45,553.73	<i>Tax-Exempt</i>	\$16,333.84	\$61,887.57
157-690-30	Office	\$45,553.73	<i>Tax-Exempt</i>	\$9,187.79	\$54,741.52
157-690-32	Office	\$45,553.73	<i>Tax-Exempt</i>	\$16,241.04	\$61,794.77
157-690-33	Office	\$45,553.73	<i>Tax-Exempt</i>	\$9,326.99	\$54,880.72
157-690-34	Office	\$45,553.73	<i>Tax-Exempt</i>	\$16,009.02	\$61,562.75
157-690-35	Easement	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	\$0.00
157-700-05	Easement	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	<i>Tax-Exempt</i>	\$0.00
157-400-75	Commercial/Retail	\$27,957.53	<i>Tax-Exempt</i>	\$6,870.52	\$34,828.05
157-400-76	Commercial/Retail	\$3,868.60	<i>Tax-Exempt</i>	\$1,315.33	\$5,183.93
157-710-02	Hotel	\$36,712.54	<i>Tax-Exempt</i>	\$3,652.15	\$40,364.69
157-710-03	Commercial/Retail	\$1,607.73	<i>Tax-Exempt</i>	\$1,035.48	\$2,643.21
157-710-04	Office	\$10,032.67	<i>Tax-Exempt</i>	\$2,448.76	\$12,481.43
157-730-33	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-730-76	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-730-81	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-730-92	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-731-01	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-731-02	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-731-03	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-731-04	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-731-05	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-01	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-02	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-03	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-04	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-05	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-06	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-07	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-08	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-09	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-10	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-11	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-12	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-13	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-14	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-15	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-16	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-17	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-18	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-19	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-20	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-21	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-22	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-23	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-24	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-25	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-26	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-27	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-28	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-29	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-30	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-31	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-32	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-33	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-34	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-35	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-36	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13
157-732-37	Detached Residential	\$1,857.49	<i>Tax-Exempt</i>	\$792.64	\$2,650.13

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-732-38	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-39	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-40	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-41	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-42	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-43	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-44	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-45	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-46	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-50	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-51	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-52	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-53	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-54	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-55	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-56	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-57	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-58	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-59	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-62	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-64	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-732-65	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-01	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-02	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-03	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-04	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-05	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-06	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-07	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-08	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-09	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-10	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-11	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-12	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-13	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-14	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-15	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-733-16	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-01	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-02	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-03	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-04	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-05	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-06	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-07	Easement	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-734-08	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-09	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-10	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-11	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-12	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-13	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-734-14	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.13
157-740-01	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-02	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-03	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-04	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-05	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-06	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-07	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-08	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-09	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-10	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-11	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-12	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-740-13	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-751-03	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-04	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-05	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-06	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-07	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-08	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-09	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-10	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-11	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-12	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-13	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-15	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-16	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-17	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-18	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-19	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-20	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-21	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-22	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-23	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-24	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-25	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-26	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-27	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-28	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-29	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-30	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-31	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-32	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-33	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-34	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-35	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-36	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-37	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-38	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-751-39	Condominiums/Townhouses	\$1,050.72	Tax-Exempt	\$485.89	\$1,536.61
157-761-01	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-02	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-03	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-04	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-05	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-06	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-07	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-08	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-09	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-10	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-11	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-12	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-13	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-14	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-15	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-16	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-17	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-18	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-19	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-20	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-761-21	Landscaping	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-762-01	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-02	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-03	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-04	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-05	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-06	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-07	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-08	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-762-09	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-10	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-11	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-12	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-13	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-14	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-15	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-16	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-17	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-18	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-19	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-762-20	Landscaping	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-762-21	Landscaping	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-763-01	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-02	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-03	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-04	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-05	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-06	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-07	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-08	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-09	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-10	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-11	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-12	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-13	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-14	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-15	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-16	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-17	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-18	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-19	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-20	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-21	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-22	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-23	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-24	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-25	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-26	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-27	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-28	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-29	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-30	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-31	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-32	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-33	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-34	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-763-35	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-01	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-02	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-03	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-04	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-05	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-06	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-07	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-08	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-09	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-10	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-11	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-12	Storm Drain Pump Station	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-770-13	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-14	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-15	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-16	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-17	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-770-18	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-19	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-20	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-21	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-22	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-23	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-24	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-25	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-26	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-27	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-29	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-30	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-31	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-32	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-33	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-34	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-35	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-36	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-37	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-38	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-39	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-40	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-41	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-42	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-43	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-44	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-45	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-46	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-47	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-51	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-52	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-53	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-54	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-55	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-56	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-57	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-58	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-59	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-60	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-61	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-64	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-65	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-66	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-67	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-68	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-73	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-74	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-75	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-78	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-79	Easement	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-770-80	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-770-81	Detached Residential	\$1,435.09	Tax-Exempt	\$792.64	\$2,227.73
157-790-01	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-02	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-03	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-04	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-05	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-06	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-07	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-08	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-09	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-10	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-11	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-12	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-13	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-790-14	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-15	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-16	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-17	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-18	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-19	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-20	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-21	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-22	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-23	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-24	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-25	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-26	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-27	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-28	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-29	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-30	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-31	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-32	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-33	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-34	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-35	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-36	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-790-37	Easement	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-800-01	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-02	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-03	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-04	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-05	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-06	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-07	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-08	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-09	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-10	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-11	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-12	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-13	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-14	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-15	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-16	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-17	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-18	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-19	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-20	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-21	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-22	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-23	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-24	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-25	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-26	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-27	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-28	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-29	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-30	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-31	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-32	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-33	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-34	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-35	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-800-36	Easement	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-810-01	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.12
157-810-02	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.12
157-810-03	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.12
157-810-04	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.12
157-810-05	Detached Residential	\$1,857.49	Tax-Exempt	\$792.64	\$2,650.12

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-840-19	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-20	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-21	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-22	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-23	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-24	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-25	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-26	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-27	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-28	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-29	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-30	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-840-31	Detached Residential	\$1,348.99	Tax-Exempt	\$792.64	\$2,141.62
157-850-05	City-Owned	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-07	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-08	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-09	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-10	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-11	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-12	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-13	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-14	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-15	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-16	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-17	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-18	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-19	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-20	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-21	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-22	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-23	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-24	Detached Residential	\$1,348.99	Tax-Exempt	\$350.59	\$1,699.57
157-860-25	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-26	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-27	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-28	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-29	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-30	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-31	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-32	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-33	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-34	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-35	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-36	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-37	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-860-38	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-880-06	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-880-07	Common Area	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-890-01	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-02	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-03	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-04	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-05	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-06	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-07	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-08	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-09	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-10	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-11	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-12	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-13	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-14	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-15	Easement	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
157-890-16	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-890-17	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40

Appendix A
Hamilton Field CFD No. 1994-1
Total Special Tax Levy for Fiscal Year 2020-21

APN	Land Use	2020-21 CFD Special Tax			
		Capital Facilities	Water	Services	Total
157-960-01	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-02	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-03	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-04	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-05	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-06	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-07	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-08	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-09	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-10	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-11	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-12	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-13	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-14	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-15	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-16	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-17	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-18	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-19	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-20	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-21	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-22	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-23	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-24	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-25	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-26	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
157-960-27	Detached Residential	\$1,660.81	Tax-Exempt	\$350.59	\$2,011.40
158-081-01	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-02	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-03	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-04	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-05	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-06	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-07	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-08	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-09	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-10	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-11	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-12	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-13	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-14	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-15	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-16	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-17	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-18	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-19	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-081-20	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-082-01	Easement	Tax-Exempt	Tax-Exempt	Tax-Exempt	\$0.00
158-082-02	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-082-03	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-082-04	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-082-05	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-082-06	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-082-07	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
158-082-08	Detached Residential	\$1,660.81	Tax-Exempt	\$792.64	\$2,453.45
TOTALS		\$1,690,971.12	\$0.00	\$633,616.96	\$2,324,588.08

"total_levy"