

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## City of Folsom Community Facilities District No. 2013-1 (Water Facilities and Supply) Special Tax Lien Payoff Summary

Community Facilities District No. 2013-1 (Water Facilities and Supply) (“Water CFD”) is comprised of three separate special tax components, an Initial Tax, a Water Facilities Annual Tax, and a Water Supply Annual Tax. Once a property has satisfied the payment conditions for all three special taxes, the special tax lien will be paid in full and no longer levied upon the parcel. The three special tax components are further described below.

### INITIAL TAX

At the time the Water CFD was established, “Participating” property owners paid the full \$500,000 of water facilities costs (“Initial Tax”). This payment included amounts attributable to certain “Non-Participating” property owners. As the “Non-Participating” property owners pay their share of the Initial Tax, that payment amount is used to repay the advance made by the “Participating” property owner (not the current owner of the parcel, but the property owner that paid the original advance).

Prior to the approval of a Final Small Lot Map or a Final Parcel Map, “Non-Participating” property owners need to pay their share of the Initial Tax. As of August 1, 2019, there are only two parcels that have not paid their portion of the Initial Tax. Those parcels are:

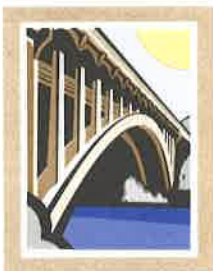
APN	2019/20 Secured Roll Owner	Upfront Amount Due
072-0060-007-0000	J&Z PROP LLC	\$5,680.73
072-3310-013-0000 <sup>(1)</sup>	ELLIOTT HOMES INC	3,818.98
<b>Total:</b>		<b>\$9,499.71</b>

(1) This parcel has changed. The original parcel is listed in the RMA as 072-0270-147-0000.

**Initial Tax Payment Must be Satisfied By:** Prior to the approval of a Final Small Lot Map or Final Parcel Map.

### WATER FACILITIES ANNUAL TAX

The Water Facilities Annual Tax is levied for a period of 10 years. Fiscal Year 2014/15 was the first year the Water Facilities Annual Tax was levied and the final year levy year will be Fiscal Year 2023/24. The Water Facilities Annual Tax may be paid off at any point prior to Fiscal Year



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2023/24. However, the Water Facilities Annual Tax must be paid off prior to the approval of a Final Small Lot Map or a Final Parcel Map.

The Water Facilities Annual Tax payoff amount can be obtained by contacting Stephanie Parson at NBS – [sparson@nbsgov.com](mailto:sparson@nbsgov.com).

**Water Facilities Annual Tax Payment Must be Satisfied By:** Prior to the approval of a Final Small Lot Map or Final Parcel Map. However, the Water Facilities Annual Tax will be satisfied via the annual special tax levy after Fiscal Year 2023/24.

### WATER SUPPLY ANNUAL TAX

The Water Supply Annual Tax is levied until a parcel is designated as a Metered Parcel. Once the parcel is designated as a Metered Parcel, the Water Supply Annual Tax will no longer be levied upon the parcel.

A Metered Parcel is a parcel (that does not intend to further subdivide) with a water meter that has been activated through the creation of a water service customer/billing account by June 1<sup>st</sup> prior to the next special tax levy. If a parcel is not classified as a Metered Parcel by June 1<sup>st</sup>, the parcel will continue to be levied the Water Supply Annual Tax. Parcels will be levied the Water Supply Annual Tax in perpetuity or until the parcel is designated as a Metered Parcel. Once designated as a Metered Parcel, the parcel will no longer be subject to the Water Supply Annual Tax beginning the next applicable fiscal year.

**Water Supply Annual Tax Payment Must be Satisfied By:** Creation of a water service customer/billing account by June 1<sup>st</sup>.

### WATER CFD SPECIAL TAX PAYOFF SUMMARY

Water CFD Special Tax Component	Payoff Requirement
Initial Tax	Prior to Approval of a Final Small Lot Map or Final Parcel Map <sup>(1)</sup>
Water Facilities Annual Tax	Prior to Approval of a Final Small Lot Map or Final Parcel Map <sup>(2)</sup>
Water Supply Annual Tax	Creation a water service customer/billing account by June 1st

(1) Only applies to two parcels. All other parcels have satisfied the Initial Tax obligation.

(2) The special tax will be fully satisfied for all parcels after the Fiscal Year 2023/24 special tax levy.