SAN LUIS OBISPO COUNTY

Fiscal Year 2026/27 Annual Report for:

Community Facilities District No. 2022-1

November 2026

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DISTRICT SUMMARY

The Board of Supervisors (the "Board") of the County of San Luis Obispo (the "County"), State of California, formed County of San Luis Obispo Community Facilities District No. 2022-1 (Oak Shores Wastewater) (the "CFD") on September 13, 2022, under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"). The Board started the formation proceedings on August 9, 2022, when it adopted Resolution No. 2022-178, a Resolution of Intention to form the CFD (the "Resolution of Intention"). The Resolution of Intention described the services to be financed by the CFD (the "Services") and directed that a report on the proposed CFD be prepared (the "CFD Report"). On September 13, 2022, after the public hearing, the Board adopted Resolution No. 2022-216 forming the CFD. At a special landowner election held the same day, the qualified electors authorized the special tax, and the Board declared the results by Resolution No. 2022-218. The Board then adopted Ordinance No. 3478 levying the special tax on September 27, 2022.

The services to be funded, in whole or in part, by the CFD include all direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the CFD. More specifically, the services shall include, but not be limited to, the maintenance and operation of the sewer system facilities and wastewater treatment facilities. The CFD may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.

LEVY

The following table provides a summary of the Fiscal Year 2026/27 final levy amount.

District	Parcel Count	FY 2026/27 Levy (1)
CFD No. 2022-1	10	$47,394.40

(1) The Fiscal Year 2026/27 levy increased 8.17% from the Fiscal Year 2025/26 levy of $43,815.60 due to an increase in the maintenance budget. The applied special tax rate remains within the CPI-escalated Maximum Special Tax.

DELINQUENCIES

As of June 30, 2026, the CFD had no delinquent Special Tax installments for the 2025/26 Fiscal Year. Please refer to Appendix C for detailed information. NBS will continue to monitor the delinquencies and recommend the appropriate delinquency management actions to the County as needed.

NBS
Danielle Robison, Administrator
Corina Chavez, Project Manager
Jason Roth, Client Success Ambassador

1. SB 165: LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT REPORT FOR FISCAL YEAR 2025/26

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

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

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

1. The amount of funds collected and expended.
2. The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1."

The requirements of the Act apply to the Funds for the following:

Community Facilities District No. 2022-1
August 9, 2022

PURPOSE OF SPECIAL TAX

The special tax provides funding for maintenance and operation of sewer system facilities and wastewater treatment facilities.

The services financed by the special tax are ongoing.

COLLECTIONS AND EXPENDITURES

Fund Name [1]	Amount Collected [2]	Amount Expended [2]
CFD 2022-1	$47,923.58	$4,849.26

(1) Account created pursuant to Government Code Section 50075.1 (c).
(2) Source: County of San Luis Obispo Public Works.

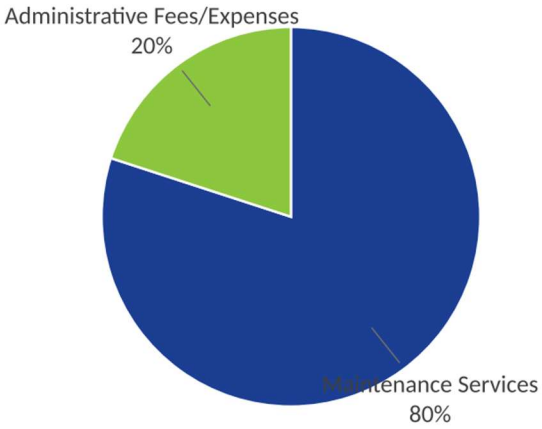
2. SPECIAL TAX ANALYSIS

2.1 Levy Summary

A summary of the levy for Fiscal Year 2026/27 is shown in the table and chart below.

Description	Amount
Maintenance Services	$37,711.00
Administrative Fees/Expenses [1]	9,683.40
Total Budget	**$47,394.40**
Levied Parcel Count	10

(1) Includes County collection fees and installment rounding for tax roll purposes.



2.2 Special Tax Rates

The Fiscal Year 2026/27 applied rates and special tax levy are shown in the table below.

Property Type	Parcel Count	Unit Count	Taxable Acres	FY 2026/27 Maximum Tax Rate	FY 2026/27 Applied Tax Rate	Total FY 2026/27 Special Tax Levy
Final Map Property	10	10	2.150	$5,027.13	$4,739.44	$47,394.40
Open Space	3	0	0.00	22,646.62	0.00	0.00
Undeveloped	1	0	61.11	22,646.62	0.00	0.00
Totals:	**14**					**$47,394.40**

2.3 Annual Special Tax Rate Increase

The maximum special tax for future years is authorized to automatically increase based on the annual escalation factor. The annual escalation factor is defined in the Rate and Method of Apportionment as the average percentage increase in the April Consumer Price Index of all Urban Consumers ("CPI-U") for San Francisco/Oakland/Hayward and the April CPI-U for Los Angeles/Long Beach/Anaheim. The annual CPI increase for Fiscal Year 2026/27 was 3.74%.

2.4 Special Tax Rate Comparison

The Fiscal Year 2026/27 maximum tax rates and applied tax rates compared to the prior year are shown below.

Land Use Classification	Rate Per	FY 2025/26 Maximum Tax Rate [1]	FY 2025/26 Applied Tax Rate	FY 2025/26 % of Maximum	FY 2026/27 Maximum Tax Rate [1]	FY 2026/27 Applied Tax Rate	FY 2026/27 % of Maximum	% Change in Applied Tax Rate [2]
Single Family (Final Map lots)	Unit	$4,845.99	$4,381.56	90.42%	$5,027.13	$4,739.44	94.28%	8.17%
Tentative Map	Acre	21,830.60	0.00	0.00%	22,646.62	0.00	0.00%	0.00%
Undeveloped	Acre	21,830.60	0.00	0.00%	22,646.62	0.00	0.00%	0.00%

(1) Maximum Tax Rate increases by the average percentage increase in the April Consumer Price Index of all Urban Consumers ("CPI-U") for San Francisco/Oakland/Hayward and the April CPI-U for Los Angeles/Long Beach/Anaheim. The annual CPI increase for Fiscal Year 2026/27 was 3.74%.

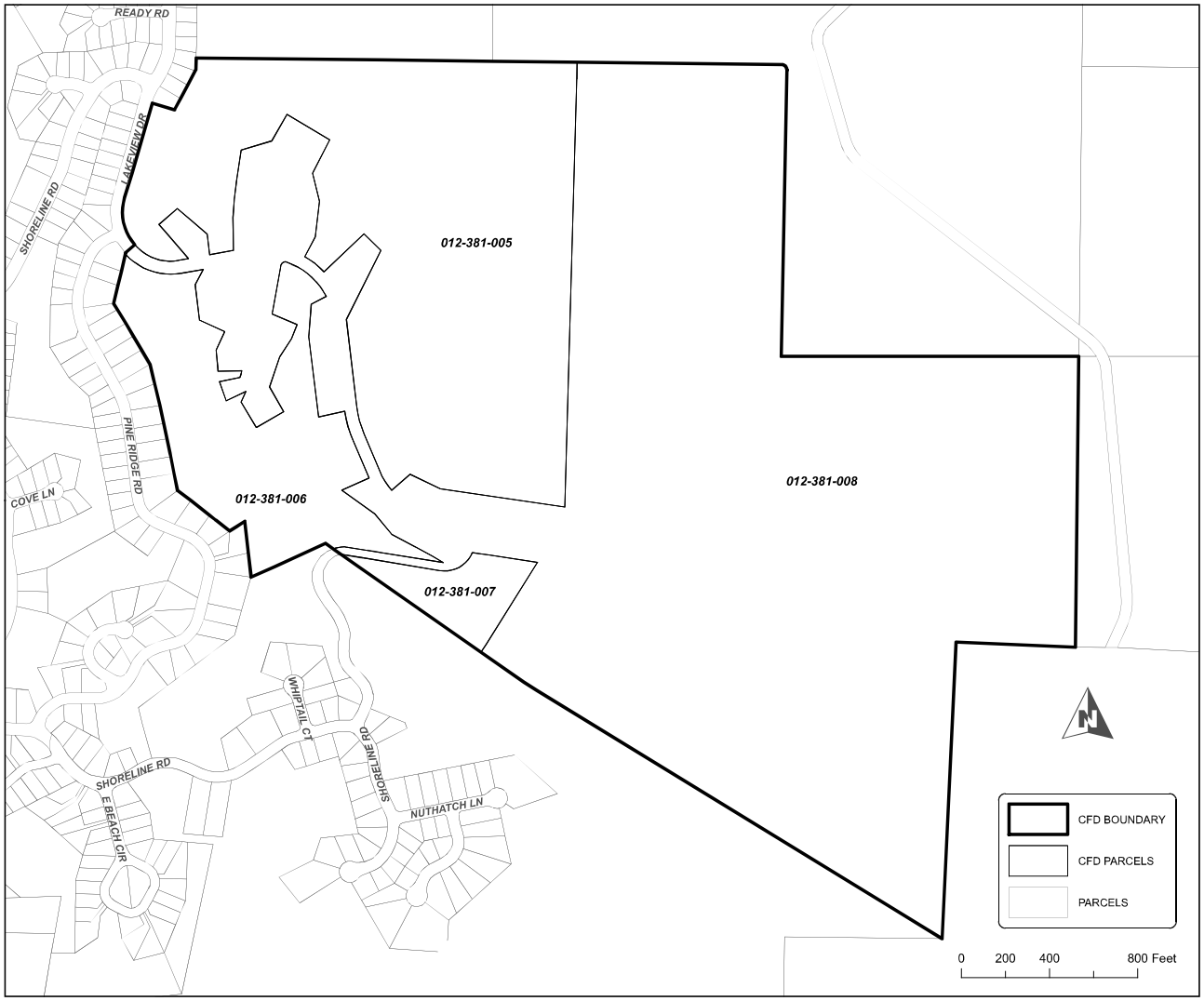
(2) Represents the change between the current and prior year applied tax rates.

APPENDIX A. DISTRICT BOUNDARY

The following page shows the District Boundaries for CFD 2022-1

MAP OF PROPOSED BOUNDARIES OF COUNTY OF SAN LUIS OBISPO COMMUNITY FACILITIES DISTRICT NO. 2022-1 (OAK SHORES WASTEWATER)

COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE BOARD CLERK OF THE COUNTY OF SAN LUIS OBISPO THIS ____ DAY OF _____, 20__.

_____
BOARD CLERK

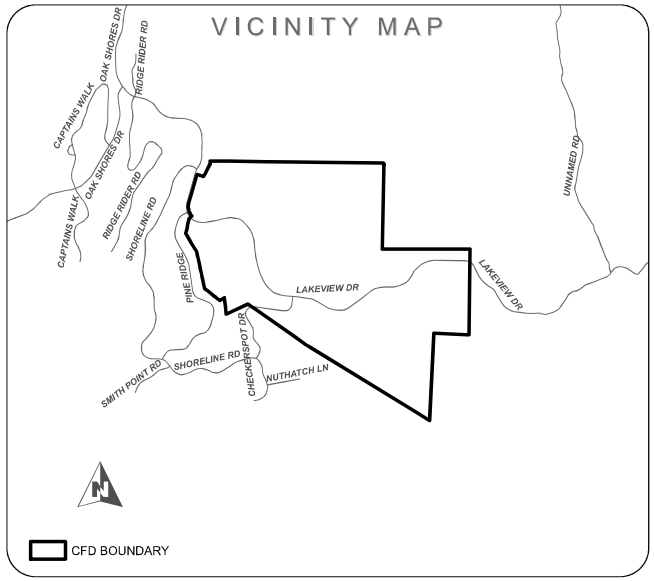
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COUNTY OF SAN LUIS OBISPO COMMUNITY FACILITIES DISTRICT NO. 2022-1 (OAK SHORES WASTEWATER), COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.

_____
BOARD CLERK

FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF __ O'CLOCK _M, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF SAN LUIS OBISPO

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



Source: San Luis Obispo County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California V FIPS 0405 Feet

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APPENDIX B. RATE AND METHOD OF APPORTIONMENT

The following pages show the Rate and Method of Apportionment of the Special Tax for CFD 2022-1

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COUNTY OF SAN LUIS OBISPO
COMMUNITY FACILITIES DISTRICT NO. 2022-1
(OAK SHORES WASTEWATER)

A Special Tax shall be levied and collected in Community Facilities District No. 2022-1 (Oak Shores Wastewater), County of San Luis Obispo ("CFD 2022-1") each Fiscal Year, in an amount determined by the application of the procedures described below. All Taxable Property (as defined below) in CFD 2022-1, unless exempted by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

I. DEFINITIONS

The terms used herein shall have the following meanings:

"Accessory Dwelling Unit" or "ADU" means a secondary residential unit of limited size, as defined in California Government Code Section 65852.2 (j) (1), as may be amended from time to time, that is accessory to a single-unit dwelling. The ADU may be on the same Assessor's Parcel as the single-unit dwelling or on a separate Assessor's Parcel. For purposes of clarification, where an ADU and primary Unit are on the same Assessor's Parcel, the ADU located on such Assessor's Parcel is not considered a separate Unit from the primary Unit on such Assessor's Parcel for purposes of the Special Tax. Should an Assessor's Parcel contain only an ADU, such Assessor's Parcel will be taxed as Single Family Property.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map or in the Assessor's Data for each Assessor's Parcel. In the event the Assessor's Parcel Map or Assessor's Data shows no Acreage, the Acreage for any Assessor's Parcel shall be determined by the CFD Administrator based upon the applicable final map, parcel map, condominium plan, or other recorded County parcel map. If the preceding maps are not available, the Acreage of an Assessor's Parcel may be determined utilizing GIS.

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

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD 2022-1: the costs of computing the Annual Special Tax Requirement and the annual Special Tax and of preparing the annual Special Tax collection schedules; the costs of collecting the Special Tax, including any charges levied by the County Auditor's Office, Tax Collector's Office or Treasurer's Office; the costs of the County or designee in complying with the disclosure requirements of the California Government Code (including the Act), including public inquiries regarding the Special Tax; the costs of the County or designee related to an appeal of the Special Tax; and the costs of commencing and pursuing to completion any action arising from any delinquent Special Tax in CFD 2022-1. Administrative Expenses shall also include any other amounts incurred by the County or CFD 2022-1 in connection with the administration of CFD 2022-1, and amounts estimated or advanced by the County or CFD 2022-1 for any other administrative purposes, including, but not limited to, attorney's fees.

"Annual Services Costs" means the amounts required to fund services authorized to be funded by CFD

2022-1.

"Annual Special Tax Requirement" means that amount with respect to CFD 2022-1 determined by the Board of Supervisors or designee as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) the Annual Services Costs, (3) any amount required to establish or replenish any reserve or replacement fund established in connection with CFD 2022-1, and (4) any reasonably anticipated delinquent Special Tax based on the delinquency rate for any Special Tax levied in the previous Fiscal Year.

"Assessor's Data" means Units, Acreage, or other information contained in the records of the County Assessor for each Assessor's Parcel.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

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

"Board of Supervisors" means the Board of Supervisors of the County, acting as the legislative body of CFD 2022-1.

"**CFD 2022-1**" means the Community Facilities District No. 2022-1 (Oak Shores Wastewater), County of San Luis Obispo, State of California.

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

"County" means the County of San Luis Obispo, California.

"Developed Property" means, in any Fiscal Year, all Taxable Property in CFD 2022-1 for which a building permit for new construction was issued by the applicable land use authority prior to June 1 of the preceding Fiscal Year.

"Exempt Property" means all property located within the boundaries of CFD 2022-1 which is exempt from the Special Tax pursuant to Section VI below.

"Expected Single Family Property Lots" means the total expected number of Single Family Property lots expected within CFD 2022-1, as shown in Table 1.

"Final Map Property" means, in any Fiscal Year, all Taxable Property for which a Final Subdivision Map had recorded prior to June 1st of the preceding Fiscal Year and which has not yet become Developed Property.

"Final Subdivision Map" means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.)* that creates individual lots for which residential building permits may be issued without further subdivision of such property.

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

calendar year.

"GIS" means a geographic information system.

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

"Open Space Property" means property within the boundaries of CFD 2022-1 which (i) has been designated with specific boundaries and Acreage on a final subdivision map as open space, (ii) is classified by the County Assessor as open space, (iii) has been irrevocably offered for dedication as open space to the federal government, the State, the County, or any other public agency, or (iv) is encumbered by an easement or other restriction required by the County limiting the use of such property to open space.

"Property Owner's Association" means any property owner's association. As used in this definition, a Property Owner's Association includes any home-owner's association, condominium owner's association, master or sub-association or non-residential owner's association.

"Property Owner's Association Property" means any property within the boundaries of CFD 2022-1 which is (a) owned by a Property Owner's Association or (b) designated with specific boundaries and acreage on a final subdivision map as property owner association property.

"Proportionately" means, for Developed Property that the ratio of the Special Tax levy to the Maximum Special Tax is equal for all Assessors' Parcels of Developed Property within CFD 2022-1.

"Public Property" means any property within the boundaries of CFD 2022-1 owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public or private road right-of-way making the property unusable for any other purpose has been granted to the federal government, the State of California, the County, or any local government or other public agency.

"Single Family Property" means, in any Fiscal Year, all Parcels of Final Map Property or Developed Property that contain an individual lot of land for which a building permit could be/has been issued to construct one Unit.

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

"Taxable Acre" means the portion of the land area of an Assessor's Parcel of Tentative Map Property or Undeveloped expected (at the time of formation of CFD 2022-1) to be subdivided into individual lots for which residential building permits may be issued, as determined by the CFD Administrator. There are expected to be a total of 60.157 Taxable Acres within CFD 2022-1.

"Taxable Property" means all Parcels within the boundary of CFD 2022-1 that are not Exempt Property, or exempt from the Special Tax pursuant to the Act.

"Tentative Map" means, prior to the recordation of a Final Subdivision Map, a map that is made for the purpose of showing the design of a proposed subdivision, including the individual lots that are expected within the subdivision, as well as the conditions pertaining thereto. A Tentative Map is not based on a detailed survey of the property within the map and is not recorded with at the County recorder's office to create legal lots. A Tentative Map may include maps showing improvement plans for the various phases

within Tract 2162 of the County.

"Tentative Map Property" means, in any Fiscal Year, all Taxable Property included within a Tentative Map that was approved prior to June 1 of the prior Fiscal Year.

"Undeveloped Property" means, all property not classified as Developed Property, Final Map Property, or Tentative Map Property.

"Unit" means any individual single family detached home or other residential dwelling unit, including Accessory Dwelling Units.

"Welfare Exempt Property" means, in any Fiscal Year, all Parcels within the boundaries of CFD 2022-1 that have been granted a welfare exemption by the County under subdivision (g) of Section 214 of the Revenue and Taxation Code.

II. DETERMINATION OF TAXABLE PARCELS

On or about July 1 of each Fiscal Year, the CFD Administrator shall determine the valid Assessor's Parcel Numbers for all Taxable Property within CFD 2022-1. If any Assessor's Parcel Numbers are no longer valid, the CFD Administrator shall determine the new Assessor's Parcel Number or Numbers in effect for the then-current Fiscal Year. To the extent a Parcel or Parcels of Taxable Property are subdivided, consolidated or otherwise reconfigured, the Maximum Special Tax shall be assigned to the new Assessor's Parcels pursuant to Section III. The CFD Administrator shall also determine: (i) which Parcels are Developed Property, Final Map Property, Tentative Map Property, and Undeveloped Property; (ii) the number of Taxable Acres assigned to Tentative Map Property; and, (iii) the Annual Special Tax Requirement for the Fiscal Year.

III. MAXIMUM SPECIAL TAX RATES

1. Developed Property and Final Map Property

The Maximum Special Tax for each Assessor's Parcel of Developed Property and Final Map Property is shown in Table 1.

TABLE 1
MAXIMUM SPECIAL TAX AND EXPECTED SINGLE FAMILY PROPERTY LOTS FOR DEVELOPED PROPERTY AND FINAL MAP PROPERTY
FISCAL YEAR 2022/23

Property Type	Maximum Special Tax Rate	Expected Single Family Property Lots
Single Family Property	$4,393.36 per Single Family Property	271

On each July 1, commencing on July 1, 2023, the Maximum Special Tax for Developed Property and Final Map Property shall be increased by an amount equal to the average of the percentage increase in the April Consumer Price Index for All Urban Consumers for San Francisco/Oakland/Hayward and the April Consumer Price Index for All Urban Consumers for Los Angeles/Long Beach/Anaheim.

2. **Tentative Map Property and Undeveloped Property**

   a. **Maximum Special Tax**

   The Maximum Special Tax for each Assessor's Parcel of Tentative Map Property and Undeveloped Property shall be $19,791.56 per Taxable Acre in Fiscal Year 2022/23.

   b. **Increase in the Maximum Special Tax**

   On each July 1, commencing on July 1, 2023, the Maximum Special Tax for Tentative Map Property and Undeveloped Property shall be increased by an amount equal to the average of the percentage increase in the April Consumer Price Index for All Urban Consumers for San Francisco/Oakland/Hayward and the April Consumer Price Index for All Urban Consumers for Los Angeles/Long Beach/Anaheim.

3. **Assignment of Assessor's Parcel(s) to Property Land Use Category**

When an Assessor's Parcel(s) is changed from being classified as Undeveloped Property to another land use category and is considered to be Tentative Map Property, Final Map Property or Developed Property, that assignment shall not change due to future changes in land use.

4. **Assignment of Maximum Annual Special Tax to Newly Created Assessor's Parcel(s)**

When an Assessor's Parcel(s) changes or subdivides, the Maximum Special Tax shall be assigned to each newly created Assessor's Parcel(s) so that there is no net loss in the Maximum Special Tax revenue to be generated as a result of changes in the planned development. When an Assessor's Parcel(s) changes or subdivides into Single Family Property, and there are changes to the overall planned development within CFD 2022-1, the process for assigning the Maximum Annual Special Tax to each newly created Assessor's Parcel(s) is as follows:

Step 1: Sum the Maximum Special Tax assigned to each Assessor's Parcel(s) that is being changed or subdivided within CFD 2022-1.

Step 2: Identify the newly created Assessor's Parcel(s) created by the change or subdivision and assign the Maximum Special Tax to each newly created Assessor's Parcel(s) according to Table 1 above. Sum the Maximum Special Tax assigned to each newly created Assessor's Parcel(s).

Step 3: Divide the Maximum Special Tax assigned in Step 2 for each newly created Assessor's Parcel(s) by the total Maximum Special Tax in Step 2 to arrive at a fraction.

Step 4: Apportion the total Maximum Special Tax from Step 1 to each newly created Assessor's Parcel(s) by multiplying each newly created Assessor's Parcel(s) fraction, determined in Step 3, by the total Maximum Special Tax from Step 1.

Step 5: The Maximum Special Tax assigned to each newly created Assessor's Parcel(s) shall be the greater of the Maximum Special Tax assigned in Step 2 or the Maximum Annual Special Tax calculated in Step 4.

If Undeveloped Property or Tentative Map Property subdivides into Single Family Property, and there are no changes to the planned development for CFD 2022-1, then the Maximum Special Tax

shall be assigned according to Table 1 above. The planned development for CFD 2022-1 is provided in the table below:

Description	Planned Development
CFD 2022-1	271 Single Family Property lots

Once created, if a newly created Assessor's Parcel(s) further changes or subdivides, the above steps shall be repeated to determine the Maximum Special Tax for the additional newly created Assessor's Parcel(s) created from the change or subdivision.

IV. METHOD OF APPORTIONMENT OF SPECIAL TAX

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

The Special Tax shall be levied each Fiscal Year by the CFD Administrator. The Annual Special Tax Requirement shall be apportioned to each Parcel within CFD 2022-1 by the method shown below.

First. The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at a rate up to 100% of the applicable Maximum Special Tax to satisfy the Annual Special Tax Requirement.

Second. If additional monies are needed to satisfy the Annual Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property at a rate up to 100% of the applicable Maximum Special Tax to satisfy the Annual Special Tax Requirement.

Third. If additional monies are needed to satisfy the Annual Special Tax Requirement after the second step has been completed, the Special Tax shall be levied Proportionately on all Tentative Map Property at a rate up to 100% of the applicable Maximum Special Tax to satisfy the Annual Special Tax Requirement.

Fourth. If additional monies are needed to satisfy the Annual Special Tax Requirement after the third step has been completed, the Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the applicable Maximum Special Tax to satisfy the Annual Special Tax Requirement.

Under no circumstances will the Special Tax on any Assessor's Parcel of Single Family Property be increased by more than 10% as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD 2022-1.

V. PREPAYMENT OF SPECIAL TAX

The Special Tax may not be prepaid.

VI. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment, no Special Tax shall be levied on Open Space Property, Property Owner's Association Property, Assessor's Parcels with public or

utility easements making impractical their utilization for any use other than the purposes set forth in the easement, or Public Property, except as otherwise provided in Sections 53317.3, 53317.5 and 533401 of the Act.

Welfare Exempt Property shall be exempt from the Special Tax only for Fiscal Year's for which the property qualifies as Welfare Exempt Property.

VII. INTERPRETATION OF RATE AND METHOD OF APPORTIONMENT

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

VIII. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided that the County may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of CFD 2022-1, and may collect delinquent Special Taxes through foreclosure or other available methods.

A Special Tax shall continue to be levied and collected within CFD 2022-1, as needed to fund the Annual Special Tax Requirement, in perpetuity.

IX. APPEAL OF SPECIAL TAX LEVY

Any property owner may file a written appeal of the Special Tax with the CFD Administrator claiming that the amount or application of the Special Tax is not correct with respect to one or more specific Assessor's Parcels. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of the Special Taxes theretofore levied on the Assessor's Parcel(s). In addition, during the term of the appeal process, all Special Tax levied must be paid for the subject Assessor's Parcel(s) prior to delinquency.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the Board of Supervisors whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the Board of Supervisors requires the Special Tax to be modified or changed in favor of the property owner, then an adjustment shall be made to credit the Special Tax in future years.

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

APPENDIX C. DELINQUENCY SUMMARY REPORT

The following page shows the current Delinquency Summary Report.

San Luis Obispo County

Delinquency Summary Report

As of: 06/30/2026

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2022-1 - Community Facilities District 2022-1									
	08/01/2023 Billing:								
	12/10/2023	$23,716.47	$23,716.47	$0.00	0.00%	11	11	0	0.00%
	04/10/2024	$23,716.47	$23,716.47	$0.00	0.00%	11	11	0	0.00%
	Subtotal:	**$47,432.94**	**$47,432.94**	**$0.00**	**0.00%**	**22**	**22**	**0**	**0.00%**
	08/01/2024 Billing:								
	12/10/2024	$20,092.10	$20,092.10	$0.00	0.00%	11	10	0	0.00%
	04/10/2025	$20,092.10	$20,092.10	$0.00	0.00%	11	10	0	0.00%
	Subtotal:	**$40,184.20**	**$40,184.20**	**$0.00**	**0.00%**	**22**	**20**	**0**	**0.00%**
	08/01/2025 Billing:								
	12/10/2025	$21,907.80	$21,907.80	$0.00	0.00%	11	10	0	0.00%
	04/10/2026	$21,907.80	$21,907.80	$0.00	0.00%	11	10	0	0.00%
	Subtotal:	**$43,815.60**	**$43,815.60**	**$0.00**	**0.00%**	**22**	**20**	**0**	**0.00%**
CFD 2022-1	**Total:**	**$131,432.74**	**$131,432.74**	**$0.00**	**0.00%**	**66**	**62**	**0**	**0.00%**
Agency Grand Total:		**$131,432.74**	**$131,432.74**	**$0.00**	**0.00%**	**66**	**62**	**0**	**0.00%**

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APPENDIX D. FINAL BILLING DETAIL REPORT

The following page shows the Final Billing Detail Report for Fiscal Year 2026/27.

San Luis Obispo County
Community Facilities District 2022-1
Final Billing Detail Report for Fiscal Year 2026/27

APN	Property Type	Units	Acreage	Levy Total
012-384-001	Final Map Property	1.00	0	$4,739.44
012-384-002	Final Map Property	1.00	0	4,739.44
012-384-003	Final Map Property	1.00	0	4,739.44
012-384-004	Final Map Property	1.00	0	4,739.44
012-384-005	Final Map Property	1.00	0	4,739.44
012-384-006	Final Map Property	1.00	0	4,739.44
012-384-007	Final Map Property	1.00	0	4,739.44
012-384-008	Final Map Property	1.00	0	4,739.44
012-384-009	Final Map Property	1.00	0	4,739.44
012-384-010	Final Map Property	1.00	0	4,739.44
10 Accounts		**10.00**		**$47,394.40**

Slight variances may occur due to rounding

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