



CITY OF  
**MODESTO**  
COMMUNITY & ECONOMIC  
DEVELOPMENT

**Infrastructure Financing Programs**  
**Community Facilities District No. 2016-2 (The Vintage)**  
**Maximum Special Tax**  
*Effective September 1, 2023 to June 30, 2024*

**Maximum Special Tax ([See Division Endnotes](#))**

***Tax Area A – Low-density single family detached residential homes***

Fees below are due Annually December and April.

<b>Percent of Total Acres</b>	<b>Number of Acres/Lots</b>	<b>Fee</b>	<b>Per</b>
Developed Property	154	\$865.68	<i>Lot</i>

***Tax Area B – Low-density single family detached residential units***

Fees below are due Annually December and April.

<b>Percent of Total Acres</b>	<b>Number of Acres/Lots</b>	<b>Fee</b>	<b>Per</b>
Developed Property	73	\$456.54	<i>Lot</i>

***Tax Area C – Anticipated to be developed with commercial land uses***

Fees below are due Annually December and April.

<b>Percent of Total Acres</b>	<b>Number of Acres/Lots</b>	<b>Fee</b>	<b>Per</b>
Developed Property	To Be Determined	\$443.14	<i>Acre</i>
Undeveloped Property	9.14	To Be Determined	<i>Acre</i>

All Other Areas of Taxable Public Property to be determined.

## **Division Endnotes**

### ***Endnote 1***

The Annual Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services and administrative expenses and cures delinquencies. The tax is adjusted annually per San Francisco (SF) Engineering News Record (ENR) or 4% (whichever is greater). The annual adjustment shall become effective on July 1 of the calendar year in which the adjustment was made.