

# CITY OF OXNARD

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*Fiscal Year 2022/23 Annual Report for:*  
**Community Facilities District No. 3**  
**(Seabridge at Mandalay Bay)**

February 2023

Prepared by:



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# DISTRICT SUMMARY

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The City of Oxnard (the “City”) established Community Facilities District No. 3 (Seabridge at Mandalay Bay) (the “CFD”) in 2004 to finance the cost and expense of providing certain public facilities. The proposed improvements for the CFD include the construction, purchase, modification, expansion, improvement or rehabilitation of waterways, all or a portion of streets and roads, sanitary sewer facilities, water facilities, storm drain facilities, landscaping, public boat docks and parks, and all appurtenances and appurtenant work in connection with the foregoing including fee facilities and related fees. The improvement project also consists of the construction of certain public facilities by the City and construction of other improvements by the Oxnard School District.

On August 8, 2013, the City refunded the outstanding CFD bonds with the City of Oxnard 2013 Special Tax Refunding Bonds (the “2013 Bonds”).

This CFD directly overlaps with Community Facilities District No. 4 (Seabridge at Mandalay Bay).

The City may levy the Special Tax on parcels in the CFD to satisfy the annual Special Tax requirement, as necessary, up until Fiscal Year 2044/45. However, the 2013 Bonds mature with the final scheduled debt service payment on September 1, 2035 therefore the special tax is not expected to be levied after Fiscal Year 2034/35.

## Levy

The following table provides a summary of the Fiscal Year 2022/23 final levy amount.

District	Parcel Count	FY 2022/23 Levy
CFD No. 3 (Seabridge at Mandalay Bay)	535	\$1,806,647.88

## Funds

Updated fund balances for the Fiscal Year End June 30, 2022 were not available at the time of this report. The recommendations below relate to the previous fiscal year and should be reviewed to confirm appropriate actions following the availability of the June 30, 2022 fund balances.

The CFD’s improvements are complete and the City closed the City Facility and School District Facility Fund.

In September 2021, a bond call in the amount of \$1,660,000 was performed from prepayment funds from APN 188-0-310-055’s payoff in June 2021.

As of June 30, 2021, the Bond Payment Fund had a balance of \$3,485,866.37. After considering the September 2021 debt service payment, September bond call, and six months of administrative expenses, the Bond Payment fund has an approximate surplus of \$431,628.00. The City should review and verify the fund balances, with the assistance of NBS, and call bonds ahead of schedule to reduce the outstanding debt.

There is no Reserve Fund as part of the private placement agreement for the 2013 Bonds.

The 2013 Bonds are subject to arbitrage rebate regulations. Arbitrage Compliance Specialists Inc. calculates the arbitrage rebate liability for the 2013 Bonds. The next arbitrage rebate calculation is due during the 2023 calendar year.

### **Delinquencies**

As of January 1, 2023, the Fiscal Year 2021/22 delinquency rate for the District is 0.23%, totaling \$4,079.60. Please refer to Appendix D for detailed information. NBS will continue to monitor the delinquencies and recommend the appropriate delinquency management actions to the City as needed.

### **NBS**

Amanda Welker, Administrator  
Adina McCargo, Project Manager  
Pablo Perez, Client Services Director

# 1. SB 165: LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT

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 Sections 50075.1 and 53410 of the California Government Code that states:

“The chief fiscal officer of the issuing 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 Sections 50075.1 [and] 53410.”

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

Community Facilities District No. 3  
(Seabridge at Mandalay Bay) Series 2013 Refunding Bonds  
August 8, 2013

## Purpose of Special Tax

The special tax provides funding for the payment of principal and interest on any outstanding Bonds becoming due and payable during the ensuing calendar year, a necessary replenishment or expenditure of the Reserve Fund, and an amount estimated to be sufficient to pay the Administrative Expenses (including amounts necessary to discharge any rebate obligation) during the ensuing year.

The project is ongoing on an annual basis.

## Collections and Expenditures

Fund Name	Initial Deposit	6/30/2021 Balance	Total Amount Collected <sup>(1)</sup>	6/30/2022 Balance	Amount Expended	Project Status
Bond Payment Fund	\$0.00	\$3,485,866.37	\$1,773,832.80	\$3,409,977.17	\$1,849,722.00 <sup>(1)</sup>	Ongoing
Improvement Fund	26,444,360.35	0.00	0.00	0.00	26,444,360.35	Closed

(1) Amount collected does not include property owner prepayment of \$1.66M.

(2) Not an aggregate amount. Amount Expended in Fiscal Year 2021/22 only. Does not include \$1.66M bond call performed with property owner prepayments.

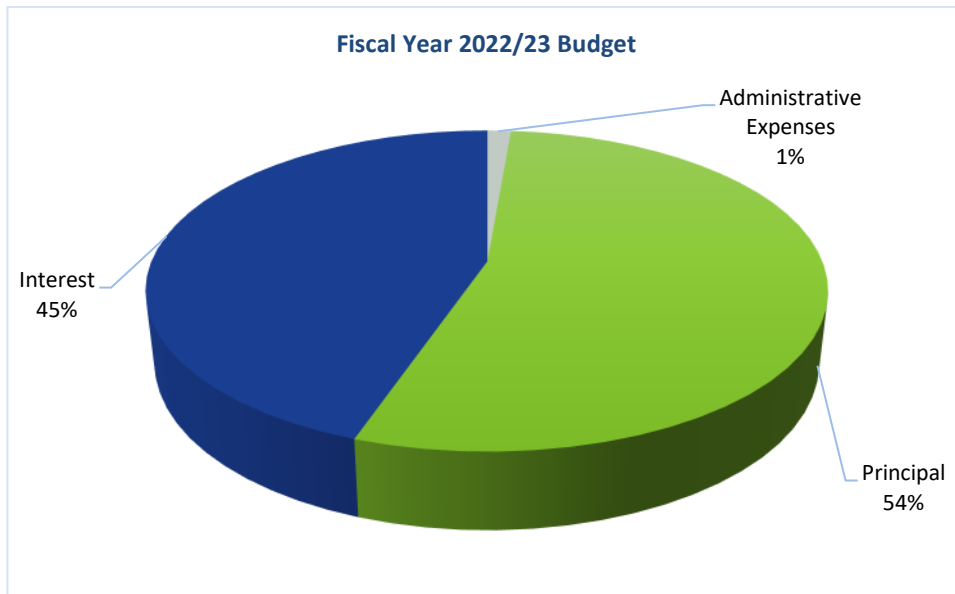
## 2. SPECIAL TAX ANALYSIS

### 2.1 Levy Summary

A summary of the levy for Fiscal Year 2022/23 is shown in the table and chart below.

Description	Amount
Principal	\$975,000.00
Interest	807,636.00
Administrative Fees/Expenses <sup>(1)</sup>	24,011.88
<b>Total Special Tax Levy Amount:</b>	<b>\$1,806,647.88</b>
Levied Parcel Count	535

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



## 2.2 Special Tax Rates

The Fiscal Year 2022/23 applied rates and special tax levy are shown in the table below.

Land Use Class	Land Use	Waterfront/ Non-Waterfront	Units	FY 2022/23 Assigned Tax Rate	FY 2022/23 Applied Tax Rate	Total FY 2022/23 Special Tax Levy
1	SFD > or = to 3,500 s.f.	Waterfront	61	\$6,824.16	\$5,008.82	\$305,538.02
2	SFD 3,100 – 3,499 s.f.	Waterfront	42	6,265.72	4,598.92	193,154.64
3	SFD < 3,100 s.f.	Waterfront	11	5,881.52	4,316.94	47,486.34
4	SFD > or = 3,100 s.f.	Non-Waterfront	16	5,841.53	4,287.58	68,601.28
5	SFD 2,700 – 3,099 s.f.	Non-Waterfront	100	5,098.84	3,742.46	374,246.00
6	SFD < 2,700 s.f.	Non-Waterfront	41	4,651.80	3,414.34	139,987.94
7	SFA > or = 1,800 s.f.	Non-Waterfront	43	3,644.88	2,675.28	115,037.04
8	SFA 1,400 – 1,799 s.f.	N/A	162	2,940.76	2,158.46	349,670.52
9	SFA 1,000 – 1,399 s.f.	N/A	45	2,512.29	1,843.96	82,978.20
10	SFA < 1,000 s.f.	N/A	8	2,118.09	1,554.64	12,437.12
11	Non-Residential	N/A	6	1.03	0.76	117,510.78
<b>Totals:</b>			<b>535</b>			<b>\$1,806,647.88</b>

## 2.3 Annual Special Tax Rate Increase

The maximum special tax for future years is authorized to automatically increase based on an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year. The Maximum Special Tax and the Expected Special Tax increase from Fiscal Year 2021/22 to Fiscal Year 2022/23 was 2%.

## 2.4 Special Tax Rate Comparison

The Fiscal Year 2022/23 maximum tax rates and applied tax rates compared to the prior year are shown below.

Land Use Class	Land Use SF	Rate Per	FY 2021/22			FY 2022/23			% Change in Applied Tax Rate <sup>(2)</sup>
			Assigned Tax Rate <sup>(1)</sup>	Applied Tax Rate	% of Maximum	Assigned Tax Rate <sup>(1)</sup>	Applied Tax Rate	% of Maximum	
1	SFD > or = to 3,500 s.f.	Unit	\$6,690.35	\$4,931.66	73.71%	\$6,824.16	\$5,008.82	73.40%	1.56%
2	SFD 3,100 – 3,499 s.f.	Unit	6,142.85	4,528.08	73.71%	6,265.72	4,598.92	73.40%	1.56%
3	SFD < 3,100 s.f.	Unit	5,766.19	4,250.44	73.71%	5,881.52	4,316.94	73.40%	1.56%
4	SFD > or = 3,100 s.f.	Unit	5,726.98	4,221.54	73.71%	5,841.53	4,287.58	73.40%	1.56%
5	SFD 2,700 – 3,099 s.f.	Unit	4,998.86	3,684.82	73.71%	5,098.84	3,742.46	73.40%	1.56%
6	SFD < 2,700 s.f.	Unit	4,560.58	3,361.74	73.71%	4,651.80	3,414.34	73.40%	1.56%
7	SFA > or = 1,800 s.f.	Unit	3,573.41	2,634.06	73.71%	3,644.88	2,675.28	73.40%	1.56%
8	SFA 1,400 – 1,799 s.f.	Unit	2,883.09	2,125.22	73.71%	2,940.76	2,158.46	73.40%	1.56%
9	SFA 1,000 – 1,399 s.f.	Unit	2,463.02	1,815.56	73.71%	2,512.29	1,843.96	73.40%	1.56%
10	SFA < 1,000 s.f.	Unit	2,076.55	1,530.68	73.71%	2,118.09	1,554.64	73.40%	1.56%
11	Non-Residential	Floor Area	1.01	0.75	73.71%	1.03	0.76	73.40%	1.56%

(1) Maximum Tax Rate increases automatically by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

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



### 3. FINANCIAL STATUS

#### 3.1 Fund Balances

Fund	6/30/2021 Balance <sup>(1)</sup>
Improvement Fund	Closed
Bond Payment Fund	3,486,912

(1) Balances for 06/30/2022 were unavailable at the time of this report.

#### 3.2 Bond Payment Fund

Description	Amount
<b>Bond Payment Fund Balance 6/30/2021</b>	<b>\$3,486,912</b>
9/1/2021 Debt Service	(1,379,606)
9/1/2021 Bond Call	(1,660,000)
Estimated Administrative Expenses <sup>(1)</sup>	(14,632)
<b>Estimated Bond Payment Fund Balance 12/2021</b>	<b>\$432,674</b>

(1) Represents six months of administrative expenses.

#### 3.3 Assessed Value to Debt Ratio

Description	Amount
<b>Assessed Value <sup>(1)</sup></b>	<b>\$527,357,164</b>
Principal of Debt Outstanding <sup>(2)</sup>	19,795,000
<b>Assessed Value to Debt Ratio</b>	<b>26.64:1</b>

(1) Land value plus improvement value of levied parcels within the District, per the County of Ventura secured property roll as of January 1, 2022.

(2) Debt outstanding after the September 2, 2022 debt service payment.

### 3.4 Delinquency Summary

The following table summarizes the Fiscal Year 2021/22 delinquency rate for the District. Please refer to Appendix D for the District’s historical delinquency rates.

Description	Amount
Fiscal Year 2021/22 Amount Levied	\$1,778,820.18
Fiscal Year 2021/22 Amount Delinquent	4,079.60
<b>Fiscal Year 2021/22 Delinquency Rate</b>	<b>0.23%</b>

The Foreclosure Covenant is defined as follows:

Pursuant to Section 53356.1 of the Mello Roos Community Facilities Act of 1982 (the “Act”), the CFD covenants in the Indenture for the benefit of the owners of the bonds that it will order, and cause to be commenced, on or before October 1 of the fiscal year immediately following the fiscal year in which delinquency in the payment of the special tax occurs, and thereafter diligently prosecute to judgment (unless such delinquency if theretofore brought current), an action in the superior court to foreclose the lien of any special tax or installment thereof not paid when due. However, the CFD is not required to commence or pursue such proceedings with respect to any property other than property owned by a single property owner who is delinquent in the payment of special taxes in the amount of \$5,000 or more if both (i) the aggregate amount of such delinquent special taxes does not exceed five percent (5%) of the total special taxes due and payable for the fiscal year in question and (ii) the balance on deposit in the reserve fund is not less than the reserve requirement.

Pursuant to Section 53340 of the Act, the CFD may waive delinquency penalties and redemption penalties if it determines that (i) the waivers shall apply only to parcels delinquent at the time of the determination, (ii) the waivers shall only be available with respect to parcels for which all past due and currently due special taxes and all other costs are paid in full within a limited period of time specified in the determination, (iii) the waivers shall be available only with respect to parcels sold or otherwise transferred to new owners unrelated to the owner responsible for the delinquency, and (iv) the waivers are in the best interest of the owners of the bonds.

# APPENDIX A. DISTRICT BOUNDARY



## APPENDIX B. RATE AND METHOD OF APPORTIONMENT

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The following pages show the Rate and Method of Apportionment of the Special Tax.

**RATE AND METHOD OF APPORTIONMENT FOR  
COMMUNITY FACILITIES DISTRICT NO. 3  
(SEABRIDGE AT MANDALAY BAY)  
OF THE CITY OF OXNARD**

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard ("CFD No. 3") and collected each Fiscal Year commencing in Fiscal Year 2004-2005, in an amount determined by the Council through the application of the appropriate Special Tax for "Developed Property," "Taxable Property Owner Association Property," "Taxable Public Property," and "Undeveloped Property" as described below. All of the real property in CFD No. 3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Acre or Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map.

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

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 3: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 3 or any designee thereof of complying with arbitrage rebate requirements; the costs to the City, CFD No. 3 or any designee thereof of complying with City, CFD No. 3 or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 3 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 3 for any other administrative purposes of CFD No. 3, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's 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.

**"Assigned Special Tax"** means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C below.

**"Backup Special Tax"** means the Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C below.

**"Bonds"** means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 3 under the Act.

**"CFD Administrator"** means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

**"CFD No. 3"** means Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City.

**"City"** means the City of Oxnard.

**"Council"** means the City Council of the City, acting as the legislative body of CFD No. 3.

**"County"** means the County of Ventura.

**"Developed Property"** means, for each Fiscal Year, all Taxable Property, exclusive of Taxable Property Owner Association Property, or Taxable Public Property, for which a building permit for new construction was issued as of January 1 of the previous Fiscal Year.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"Indenture"** means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

**"Land Use Class"** means any of the classes listed in Table 1.

**"Maximum Special Tax"** means the maximum Special Tax, determined in accordance with Section C below, that can be levied in any Fiscal Year on any Assessor's Parcel.

**"Non-Residential Floor Area"** for any Non-Residential Property means the total square footage of the building(s) located on such property, measured from outside wall to outside wall, exclusive of overhangs, porches, patios, carports, or similar spaces attached to the

building but generally open on at least two sides. The determination of Non-Residential Floor Area shall be made by reference to the building permit(s) issued for such Assessor's Parcel.

**"Non-Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit(s) was issued for a non-residential use.

**"Non-Waterfront Property"** means all Assessor's Parcels of Single Family Detached Property that are not classified as Waterfront Property.

**"Occupied Residential Property"** means all Assessor's Parcels of Residential Property which have been sold to, or occupied by, the initial occupant.

**"Outstanding Bonds"** means all Bonds which are deemed to be outstanding under the Indenture.

**"Property Owner Association Property"** means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 3 that was owned by or irrevocably offered for dedication to a property owner association, including any master or sub-association, as of January 1 of the previous Fiscal Year.

**"Proportionately"** means for Developed Property that the ratio of the actual Special Tax levy to the Assigned Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property, Taxable Public Property, or Taxable Property Owner Association Property, as applicable.

**"Public Property"** means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 3 that was owned by or irrevocably offered for dedication to the federal government, the State, the City or any other public agency as of January 1 of the previous Fiscal Year; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 3 that was encumbered, as of January 1 of the previous Fiscal Year, by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

**"Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

**"Residential Floor Area"** for any Residential Property means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by reference to the building permit(s) issued for each dwelling unit prior to it being classified as Occupied Residential Property.

**"Single Family Attached Property"** means all Assessor's Parcels of Residential Property for which building permits have been issued for attached residential units.

**"Single Family Detached Property"** means all Assessor's Parcels of Residential Property for which building permits have been issued for detached residential units.

**"Special Tax"** means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property, Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property to fund the Special Tax Requirement.

**"Special Tax Requirement"** means that amount required in any Fiscal Year for CFD No. 3 to: (i) pay debt service on all Outstanding Bonds; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of CFD No. 3 facilities eligible under the Act; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

**"State"** means the State of California.

**"Taxable Property"** means all of the Assessor's Parcels within the boundaries of CFD No. 3 which are not exempt from the Special Tax pursuant to law or Section E below.

**"Taxable Property Owner Association Property"** means all Assessor's Parcels of Property Owner Association Property that are not exempt from the Special Tax pursuant to Section E below.

**"Taxable Public Property"** means all Assessor's Parcels of Public Property that are not exempt pursuant to Section E below.

**"Trustee"** means the trustee or fiscal agent under the Indenture.

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Taxable Property Owner Association Property, or Taxable Public Property.

**"Waterfront Property"** means all Assessor's Parcels of Single Family Detached Property that, as determined by the CFD Administrator (i) are contiguous to open water or channels of water, or (ii) have a minimum distance to open water or channels of water of no more than 50 feet and are contiguous to parkway or open space parcels that are contiguous to open water or channels of water.

**B. ASSIGNMENT TO LAND USE CATEGORIES**

Each Fiscal Year, all Taxable Property within CFD No. 3 shall be classified as Developed Property, Taxable Property Owner Association Property, Taxable Public Property, or



Undeveloped Property, and shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below. Residential Property shall be assigned to Land Use Classes 1 through 10 based on the location, type of structure, and Residential Floor Area. Non-Residential Property shall be assigned to Land Use Class 11.

**C. MAXIMUM SPECIAL TAX RATE**

**1. Developed Property**

a. Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

b. Assigned Special Tax

The Assigned Special Tax for Fiscal Year 2004-2005 for each Land Use Class is shown below in Table 1.

**TABLE 1**  
**Assigned Special Taxes for Developed Property**  
**For Fiscal Year 2004-2005**  
**Community Facilities District No. 3**

<b>Land Use Class</b>	<b>Description</b>	<b>Waterfront / Non-Waterfront</b>	<b>Residential Floor Area</b>	<b>Assigned Special Tax</b>
1	Single Family Detached Property	Waterfront	≥ 3,500 SF	\$4,778 per unit
2	Single Family Detached Property	Waterfront	3,100 – 3,499 SF	\$4,387 per unit
3	Single Family Detached Property	Waterfront	< 3,100 SF	\$4,118 per unit
4	Single Family Detached Property	Non-Waterfront	≥ 3,100 SF	\$4,090 per unit
5	Single Family Detached Property	Non-Waterfront	2,700 – 3,099 SF	\$3,570 per unit
6	Single Family Detached Property	Non-Waterfront	< 2,700 SF	\$3,257 per unit
7	Single Family Attached Property	NA	≥ 1,800 SF	\$2,552 per unit
8	Single Family Attached Property	NA	1,400 – 1,799 SF	\$2,059 per unit
9	Single Family Attached Property	NA	1,000 – 1,399 SF	\$1,759 per unit
10	Single Family Attached Property	NA	< 1,000 SF	\$1,483 per unit
11	Non-Residential Property	NA	NA	\$0.7276 per square foot of Non-Residential Floor Area

c. Backup Special Tax

The Fiscal Year 2004-2005 Backup Special Tax for an Assessor's Parcel of Developed Property shall equal \$33,603 per Acre of the Assessor's Parcel.

d. Increase in the Assigned Special Tax and Backup Special Tax

On each July 1, commencing on July 1, 2005, the Assigned Special Tax and the Backup Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

e. Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Assigned Special Tax levied on an Assessor's Parcel shall be the sum of the Assigned Special Taxes for all Land Use Classes located on that Assessor's Parcel. The Maximum Special Tax that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Taxes that can be levied for all Land Use Classes located on that Assessor's Parcel. For an Assessor's Parcel that contains both Residential Property and Non-Residential Property, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

**2. Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property**

a. Maximum Special Tax

The Fiscal Year 2004-2005 Maximum Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property shall be \$40,846 per Acre.

b. Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2005, the Maximum Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property, shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

**D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2004-2005 and for each following Fiscal Year, the Council shall levy the Special Tax until the amount of Special Taxes equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax as needed to satisfy the Special Tax Requirement;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of

Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property and Taxable Public Property at up to the Maximum Special Tax for Taxable Property Owner Association Property or Taxable Public Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 3.

**E. EXEMPTIONS**

No Special Tax shall be levied on up to 59.7 Acres of Public Property and 11.5 Acres of Property Owner Association Property. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property its tax-exempt status will be revoked.

Public Property or Property Owner Association Property that is not exempt from Special Taxes under this section shall be subject to the levy of the Special Tax and shall be taxed Proportionately as part of the fourth step in Section D above, at up to 100% of the applicable Maximum Special Tax for Taxable Public Property and/or Taxable Property Owner Association Property.

**F. APPEALS AND INTERPRETATIONS**

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. 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 CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

**G. MANNER OF COLLECTION**

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 3 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

**H. PREPAYMENT OF SPECIAL TAX**

The following definitions apply to this Section H:

**"CFD Public Facilities"** means either \$21,172,000 in 2004 dollars, which shall increase by the Construction Inflation Index on July 1, 2005, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide the public facilities to be provided by CFD No. 3 under the authorized bonding program for CFD No. 3, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds to be supported by Special Taxes levied under this Rate and Method of Apportionment as described in Section D.

**"Construction Fund"** means an account specifically identified in the Indenture to hold funds which are currently available for expenditure to acquire or construct public facilities eligible under the Act.

**"Construction Inflation Index"** means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

**"Future Facilities Costs"** means the CFD Public Facilities minus (i) public facility costs previously paid from the Construction Fund, (ii) moneys currently on deposit in the Construction Fund, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance public facilities costs.

**"Outstanding Bonds"** means all Previously Issued Bonds which are deemed to be outstanding under the Indenture after the first interest and/or principal payment date following the current Fiscal Year.

**"Previously Issued Bonds"** means all Bonds that have been issued by CFD No. 3 prior to the date of prepayment.

The obligation of an Assessor's Parcel to pay the Special Tax may be prepaid and permanently satisfied as described herein; provided that a prepayment may be made only for Assessor's Parcels of Developed Property or Undeveloped Property for which a building permit has been issued, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount of such Assessor's Parcel. The CFD Administrator may charge a reasonable fee for providing this service. Prepayment must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
less	<u>Capitalized Interest Credit</u>
Total: equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined below) shall be calculated as follows:

**Paragraph No.:**

1. For Assessor's Parcels of Developed Property, compute the Assigned Special Tax and Backup Special Tax. For Assessor's Parcels of Undeveloped Property for which a building permit has been issued, compute the Assigned Special Tax and Backup Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for that Assessor's Parcel.
2. (a) Divide the Assigned Special Tax computed pursuant to paragraph 1 by the total estimated Assigned Special Taxes for the entire CFD No. 3 based on the Developed Property Special Taxes which could be charged in the current Fiscal Year on all expected development through buildout of CFD No. 3, excluding any Assessor's Parcels which have been prepaid, and  
  
(b) Divide the Backup Special Tax computed pursuant to paragraph 1 by the total estimated Backup Special Taxes at buildout for the entire CFD No. 3, excluding any Assessor's Parcels which have been prepaid.

3. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
4. Multiply the Bond Redemption Amount computed pursuant to paragraph 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
5. Compute the current Future Facilities Costs.
6. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the amount determined pursuant to paragraph 5 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").
7. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.
8. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
9. Determine the Special Taxes levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.
10. Compute the minimum amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Amount and the Administrative Fees and Expenses from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.
11. Add the amounts computed pursuant to paragraphs 7 and 9 and subtract the amount computed pursuant to paragraph 10 (the "Defeasance Amount").
12. Verify the administrative fees and expenses of CFD No. 3, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").
13. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if reserve funds are below 100% of the reserve requirement.
14. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the expected balance in the

capitalized interest fund after such first interest and/or principal payment (the "Capitalized Interest Credit").

15. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to paragraphs 3, 4, 6, 11 and 12, less the amounts computed pursuant to paragraphs 13 and 14 (the "Prepayment Amount").
16. From the Prepayment Amount, the amounts computed pursuant to paragraphs 3, 4, 11, 13 and 14 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to paragraph 6 shall be deposited into the Construction Fund. The amount computed pursuant to paragraph 12 shall be retained by CFD No. 3.

The Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined under paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Taxable Property within CFD No. 3 both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

#### **I. TERM OF SPECIAL TAX**

The Special Tax shall be levied for a period not to exceed forty years, commencing in Fiscal Year 2004-2005.

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## APPENDIX C. CURRENT DEBT SERVICE SCHEDULE

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The following pages show the Current Debt Service Schedule.

**City of Oxnard**  
**CFD 3, Series 2013 Refunding Bonds**  
**Current Debt Service Schedule**

Bonds Dated: 08/08/2013  
Bonds Issued: \$27,870,000.00

Payment Date	CUSIP	Interest Rate	Balance	Principal	Interest	Payment Total	Annual Total	Call Premium	Status
03/01/2014		4.0800%	\$27,870,000.00	\$0.00	\$641,195.80	\$641,195.80	\$0.00	3.0000%	Paid
09/01/2014		4.0800	27,870,000.00	415,000.00	568,548.00	983,548.00	1,624,743.80	3.0000	Paid
03/01/2015		4.0800	27,455,000.00	.00	560,082.00	560,082.00	.00	3.0000	Paid
09/01/2015		4.0800	27,455,000.00	530,000.00	560,082.00	1,090,082.00	1,650,164.00	3.0000	Paid
03/01/2016		4.0800	26,925,000.00	.00	549,270.00	549,270.00	.00	3.0000	Paid
09/01/2016		4.0800	26,925,000.00	585,000.00	549,270.00	1,134,270.00	1,683,540.00	3.0000	Paid
03/01/2017		4.0800	26,340,000.00	.00	537,336.00	537,336.00	.00	3.0000	Paid
09/01/2017		4.0800	26,340,000.00	640,000.00	537,336.00	1,177,336.00	1,714,672.00	3.0000	Paid
03/01/2018		4.0800	25,700,000.00	.00	524,280.00	524,280.00	.00	3.0000	Paid
03/01/2018		0.0000	25,700,000.00	95,000.00	.00	95,000.00	.00	0.0000	Bond Call
09/01/2018		4.0800	25,605,000.00	705,000.00	522,342.00	1,227,342.00	1,846,622.00	3.0000	Paid
03/01/2019		4.0800	24,900,000.00	.00	507,960.00	507,960.00	.00	3.0000	Paid
09/01/2019		4.0800	24,900,000.00	765,000.00	507,960.00	1,272,960.00	1,780,920.00	3.0000	Paid
03/01/2020		4.0800	24,135,000.00	.00	492,354.00	492,354.00	.00	3.0000	Paid
03/01/2020		0.0000	24,135,000.00	40,000.00	.00	40,000.00	.00	0.0000	Bond Call
09/01/2020		4.0800	24,095,000.00	830,000.00	491,538.00	1,321,538.00	1,853,892.00	3.0000	Paid
03/01/2021		4.0800	23,265,000.00	.00	474,606.00	474,606.00	.00	3.0000	Paid
09/01/2021		4.0800	23,265,000.00	905,000.00	474,606.00	1,379,606.00	.00	2.0000	Paid
09/01/2021		0.0000	22,360,000.00	1,660,000.00	.00	1,660,000.00	3,514,212.00	0.0000	Bond Call
03/01/2022		4.0800	20,700,000.00	.00	422,280.00	422,280.00	.00	2.0000	Paid
09/01/2022		4.0800	20,700,000.00	905,000.00	422,280.00	1,327,280.00	1,749,560.00	1.0000	Paid
03/01/2023		4.0800	19,795,000.00	.00	403,818.00	403,818.00	.00	1.0000	Unpaid
09/01/2023		4.0800	19,795,000.00	975,000.00	403,818.00	1,378,818.00	1,782,636.00	0.0000	Unpaid
03/01/2024		4.0800	18,820,000.00	.00	383,928.00	383,928.00	.00	0.0000	Unpaid
09/01/2024		4.0800	18,820,000.00	1,055,000.00	383,928.00	1,438,928.00	1,822,856.00	0.0000	Unpaid
03/01/2025		4.0800	17,765,000.00	.00	362,406.00	362,406.00	.00	0.0000	Unpaid
09/01/2025		4.0800	17,765,000.00	1,130,000.00	362,406.00	1,492,406.00	1,854,812.00	0.0000	Unpaid
03/01/2026		4.0800	16,635,000.00	.00	339,354.00	339,354.00	.00	0.0000	Unpaid
09/01/2026		4.0800	16,635,000.00	1,215,000.00	339,354.00	1,554,354.00	1,893,708.00	0.0000	Unpaid
03/01/2027		4.0800	15,420,000.00	.00	314,568.00	314,568.00	.00	0.0000	Unpaid
09/01/2027		4.0800	15,420,000.00	1,305,000.00	314,568.00	1,619,568.00	1,934,136.00	0.0000	Unpaid
03/01/2028		4.0800	14,115,000.00	.00	287,946.00	287,946.00	.00	0.0000	Unpaid
09/01/2028		4.0800	14,115,000.00	1,390,000.00	287,946.00	1,677,946.00	1,965,892.00	0.0000	Unpaid
03/01/2029		4.0800	12,725,000.00	.00	259,590.00	259,590.00	.00	0.0000	Unpaid
09/01/2029		4.0800	12,725,000.00	1,490,000.00	259,590.00	1,749,590.00	2,009,180.00	0.0000	Unpaid
03/01/2030		4.0800	11,235,000.00	.00	229,194.00	229,194.00	.00	0.0000	Unpaid
09/01/2030		4.0800	11,235,000.00	1,590,000.00	229,194.00	1,819,194.00	2,048,388.00	0.0000	Unpaid
03/01/2031		4.0800	9,645,000.00	.00	196,758.00	196,758.00	.00	0.0000	Unpaid
09/01/2031		4.0800	9,645,000.00	1,700,000.00	196,758.00	1,896,758.00	2,093,516.00	0.0000	Unpaid
03/01/2032		4.0800	7,945,000.00	.00	162,078.00	162,078.00	.00	0.0000	Unpaid
09/01/2032		4.0800	7,945,000.00	1,810,000.00	162,078.00	1,972,078.00	2,134,156.00	0.0000	Unpaid

**City of Oxnard**  
**CFD 3, Series 2013 Refunding Bonds**  
**Current Debt Service Schedule**

Bonds Dated: 08/08/2013  
Bonds Issued: \$27,870,000.00

Payment Date	CUSIP	Interest Rate	Balance	Principal	Interest	Payment Total	Annual Total	Call Premium	Status
03/01/2033		4.0800	6,135,000.00	.00	125,154.00	125,154.00	.00	0.0000	Unpaid
09/01/2033		4.0800	6,135,000.00	1,925,000.00	125,154.00	2,050,154.00	2,175,308.00	0.0000	Unpaid
03/01/2034		4.0800	4,210,000.00	.00	85,884.00	85,884.00	.00	0.0000	Unpaid
09/01/2034		4.0800	4,210,000.00	2,040,000.00	85,884.00	2,125,884.00	2,211,768.00	0.0000	Unpaid
03/01/2035		4.0800	2,170,000.00	.00	44,268.00	44,268.00	.00	0.0000	Unpaid
09/01/2035		4.0800	2,170,000.00	2,170,000.00	44,268.00	2,214,268.00	2,258,536.00	0.0000	Unpaid
<b>Grand Total:</b>				<b>\$27,870,000.00</b>	<b>\$15,733,217.80</b>	<b>\$43,603,217.80</b>	<b>\$43,603,217.80</b>		

# APPENDIX D. DELINQUENCY SUMMARY REPORT

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The following pages show the current Delinquency Summary Report.

**City of Oxnard**  
**Delinquency Summary Report**  
As of: 06/30/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
<b>CFD 3 - Seabridge at Mandalay Bay CFD 3</b>									
<b>08/01/2006 Billing:</b>									
	12/10/2006	\$878,879.66	\$878,879.66	\$0.00	0.00%	156	151	0	0.00%
	04/10/2007	\$878,879.66	\$878,879.66	\$0.00	0.00%	156	151	0	0.00%
	<b>Subtotal:</b>	<b>\$1,757,759.32</b>	<b>\$1,757,759.32</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>312</b>	<b>302</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2007 Billing:</b>									
	12/10/2007	\$895,319.88	\$895,319.88	\$0.00	0.00%	432	431	0	0.00%
	04/10/2008	\$895,319.88	\$895,319.88	\$0.00	0.00%	432	431	0	0.00%
	<b>Subtotal:</b>	<b>\$1,790,639.76</b>	<b>\$1,790,639.76</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>864</b>	<b>862</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2008 Billing:</b>									
	12/10/2008	\$907,427.40	\$907,427.40	\$0.00	0.00%	457	457	0	0.00%
	04/10/2009	\$907,427.40	\$907,427.40	\$0.00	0.00%	457	457	0	0.00%
	<b>Subtotal:</b>	<b>\$1,814,854.80</b>	<b>\$1,814,854.80</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>914</b>	<b>914</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2009 Billing:</b>									
	12/10/2009	\$932,524.16	\$932,524.16	\$0.00	0.00%	501	501	0	0.00%
	04/10/2010	\$932,524.16	\$930,158.12	\$2,366.04	0.25%	501	500	1	0.20%
	<b>Subtotal:</b>	<b>\$1,865,048.32</b>	<b>\$1,862,682.28</b>	<b>\$2,366.04</b>	<b>0.13%</b>	<b>1,002</b>	<b>1,001</b>	<b>1</b>	<b>0.10%</b>
<b>08/01/2010 Billing:</b>									
	12/10/2010	\$949,654.68	\$949,654.68	\$0.00	0.00%	500	500	0	0.00%
	04/10/2011	\$949,654.68	\$949,654.68	\$0.00	0.00%	500	500	0	0.00%
	<b>Subtotal:</b>	<b>\$1,899,309.36</b>	<b>\$1,899,309.36</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2011 Billing:</b>									
	12/10/2011	\$964,731.88	\$964,731.88	\$0.00	0.00%	499	499	0	0.00%
	04/10/2012	\$964,731.88	\$964,731.88	\$0.00	0.00%	499	499	0	0.00%
	<b>Subtotal:</b>	<b>\$1,929,463.76</b>	<b>\$1,929,463.76</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>998</b>	<b>998</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2012 Billing:</b>									
	12/10/2012	\$982,501.95	\$982,501.95	\$0.00	0.00%	499	499	0	0.00%
	04/10/2013	\$982,501.95	\$982,501.95	\$0.00	0.00%	499	499	0	0.00%
	<b>Subtotal:</b>	<b>\$1,965,003.90</b>	<b>\$1,965,003.90</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>998</b>	<b>998</b>	<b>0</b>	<b>0.00%</b>

**City of Oxnard**  
**Delinquency Summary Report**  
As of: 06/30/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
<b>CFD 3 - Seabridge at Mandalay Bay CFD 3</b>									
<b>08/01/2013 Billing:</b>									
	12/10/2013	\$843,596.79	\$843,596.79	\$0.00	0.00%	498	498	0	0.00%
	04/10/2014	\$843,596.79	\$843,596.79	\$0.00	0.00%	498	498	0	0.00%
	<b>Subtotal:</b>	<b>\$1,687,193.58</b>	<b>\$1,687,193.58</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>996</b>	<b>996</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2014 Billing:</b>									
	12/10/2014	\$855,885.34	\$855,885.34	\$0.00	0.00%	498	498	0	0.00%
	04/10/2015	\$855,885.34	\$855,885.34	\$0.00	0.00%	498	498	0	0.00%
	<b>Subtotal:</b>	<b>\$1,711,770.68</b>	<b>\$1,711,770.68</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>996</b>	<b>996</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2015 Billing:</b>									
	12/10/2015	\$872,718.75	\$872,718.75	\$0.00	0.00%	498	498	0	0.00%
	04/10/2016	\$872,718.75	\$872,718.75	\$0.00	0.00%	498	498	0	0.00%
	<b>Subtotal:</b>	<b>\$1,745,437.50</b>	<b>\$1,745,437.50</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>996</b>	<b>996</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2016 Billing:</b>									
	12/10/2016	\$890,833.02	\$890,833.02	\$0.00	0.00%	498	498	0	0.00%
	04/10/2017	\$890,833.02	\$890,833.02	\$0.00	0.00%	498	498	0	0.00%
	<b>Subtotal:</b>	<b>\$1,781,666.04</b>	<b>\$1,781,666.04</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>996</b>	<b>996</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2017 Billing:</b>									
	12/10/2017	\$911,478.56	\$911,478.56	\$0.00	0.00%	538	538	0	0.00%
	04/10/2018	\$911,478.56	\$911,478.56	\$0.00	0.00%	538	538	0	0.00%
	<b>Subtotal:</b>	<b>\$1,822,957.12</b>	<b>\$1,822,957.12</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,076</b>	<b>1,076</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2018 Billing:</b>									
	12/10/2018	\$909,397.52	\$909,397.52	\$0.00	0.00%	537	537	0	0.00%
	04/10/2019	\$909,397.52	\$909,397.52	\$0.00	0.00%	537	537	0	0.00%
	<b>Subtotal:</b>	<b>\$1,818,795.04</b>	<b>\$1,818,795.04</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,074</b>	<b>1,074</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2019 Billing:</b>									
	12/10/2019	\$921,076.52	\$921,076.52	\$0.00	0.00%	537	537	0	0.00%
	04/10/2020	\$921,076.52	\$921,076.52	\$0.00	0.00%	537	537	0	0.00%
	<b>Subtotal:</b>	<b>\$1,842,153.04</b>	<b>\$1,842,153.04</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,074</b>	<b>1,074</b>	<b>0</b>	<b>0.00%</b>

**City of Oxnard**  
**Delinquency Summary Report**  
As of: 06/30/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
<b>CFD 3 - Seabridge at Mandalay Bay CFD 3</b>									
<b>08/01/2020 Billing:</b>									
	12/10/2020	\$941,525.40	\$941,525.40	\$0.00	0.00%	536	536	0	0.00%
	04/10/2021	\$941,525.40	\$940,635.82	\$889.58	0.09%	536	535	1	0.19%
	<b>Subtotal:</b>	<b>\$1,883,050.80</b>	<b>\$1,882,161.22</b>	<b>\$889.58</b>	<b>0.05%</b>	<b>1,072</b>	<b>1,071</b>	<b>1</b>	<b>0.09%</b>
<b>08/01/2021 Billing:</b>									
	12/10/2021	\$889,410.09	\$888,502.31	\$907.78	0.10%	535	534	1	0.19%
	04/10/2022	\$889,410.09	\$885,330.49	\$4,079.60	0.46%	535	532	3	0.56%
	<b>Subtotal:</b>	<b>\$1,778,820.18</b>	<b>\$1,773,832.80</b>	<b>\$4,987.38</b>	<b>0.28%</b>	<b>1,070</b>	<b>1,066</b>	<b>4</b>	<b>0.37%</b>
<b>CFD 3</b>	<b>Total:</b>	<b>\$29,093,923.20</b>	<b>\$29,085,680.20</b>	<b>\$8,243.00</b>	<b>0.03%</b>	<b>15,438</b>	<b>15,420</b>	<b>6</b>	<b>0.04%</b>
<b>Agency Grand Total:</b>		<b>\$29,093,923.20</b>	<b>\$29,085,680.20</b>	<b>\$8,243.00</b>	<b>0.03%</b>	<b>15,438</b>	<b>15,420</b>	<b>6</b>	<b>0.04%</b>

# APPENDIX E. FINAL BILLING DETAIL REPORT

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The following pages show the Final Billing Detail Report for Fiscal Year 2022/23.



**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-241-015	5	5,394.45	\$3,742.46
188-0-241-025	5	5,098.84	3,742.46
188-0-241-035	6	4,780.14	3,414.34
188-0-241-055	5	5,098.84	3,742.46
188-0-241-065	5	5,098.84	3,742.46
188-0-241-075	5	5,098.84	3,742.46
188-0-241-085	5	5,098.84	3,742.46
188-0-241-095	5	5,098.84	3,742.46
188-0-241-105	5	5,432.85	3,742.46
188-0-241-115	5	5,701.61	3,742.46
188-0-241-125	6	5,730.41	3,414.34
188-0-241-135	5	5,552.83	3,742.46
188-0-241-145	6	6,152.75	3,414.34
188-0-241-155	5	5,279.27	3,742.46
188-0-241-165	5	5,098.84	3,742.46
188-0-241-175	5	5,098.84	3,742.46
188-0-241-185	6	4,823.33	3,414.34
188-0-241-195	5	5,098.84	3,742.46
188-0-241-205	6	4,823.33	3,414.34
188-0-241-215	5	5,098.84	3,742.46
188-0-241-225	5	5,098.84	3,742.46
188-0-241-235	5	5,098.84	3,742.46
188-0-241-245	6	4,823.33	3,414.34
188-0-241-255	5	5,098.84	3,742.46
188-0-241-265	6	4,823.33	3,414.34
188-0-241-275	6	4,823.33	3,414.34
188-0-241-285	5	5,159.29	3,742.46
188-0-242-015	6	5,226.48	3,414.34
188-0-242-035	6	4,789.74	3,414.34
188-0-242-045	5	5,098.84	3,742.46
188-0-242-055	5	5,098.84	3,742.46
188-0-242-065	5	5,098.84	3,742.46
188-0-242-075	6	4,789.74	3,414.34
188-0-242-085	5	5,098.84	3,742.46
188-0-242-095	5	5,098.84	3,742.46
188-0-242-105	5	5,098.84	3,742.46
188-0-242-115	5	5,098.84	3,742.46
188-0-242-125	6	4,789.74	3,414.34
188-0-242-135	5	5,098.84	3,742.46
188-0-242-145	5	5,759.20	3,742.46
188-0-242-155	5	5,970.37	3,742.46
188-0-242-165	6	4,789.74	3,414.34

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-242-175	5	5,098.84	3,742.46
188-0-242-185	6	4,789.74	3,414.34
188-0-242-195	5	5,098.84	3,742.46
188-0-242-205	6	4,789.74	3,414.34
188-0-242-215	5	5,098.84	3,742.46
188-0-242-225	5	5,098.84	3,742.46
188-0-242-235	6	4,789.74	3,414.34
188-0-242-245	6	4,789.74	3,414.34
188-0-242-255	5	5,098.84	3,742.46
188-0-242-265	5	5,098.84	3,742.46
188-0-242-275	6	4,789.74	3,414.34
188-0-242-285	5	6,027.97	3,742.46
188-0-243-015	6	5,706.41	3,414.34
188-0-243-025	5	5,098.84	3,742.46
188-0-243-035	6	4,651.80	3,414.34
188-0-243-045	5	5,098.84	3,742.46
188-0-243-055	5	5,098.84	3,742.46
188-0-243-065	5	5,098.84	3,742.46
188-0-243-075	6	4,651.80	3,414.34
188-0-243-095	5	5,098.84	3,742.46
188-0-243-105	5	5,098.84	3,742.46
188-0-243-115	5	5,098.84	3,742.46
188-0-243-125	6	4,651.80	3,414.34
188-0-243-135	5	5,098.84	3,742.46
188-0-243-145	6	4,651.80	3,414.34
188-0-243-155	5	5,912.78	3,742.46
188-0-243-165	6	4,914.52	3,414.34
188-0-243-175	5	5,098.84	3,742.46
188-0-243-185	6	4,722.55	3,414.34
188-0-243-195	5	5,098.84	3,742.46
188-0-243-205	6	4,732.15	3,414.34
188-0-243-215	5	5,098.84	3,742.46
188-0-243-225	6	4,732.15	3,414.34
188-0-243-235	5	5,098.84	3,742.46
188-0-243-245	5	5,098.84	3,742.46
188-0-243-255	5	5,098.84	3,742.46
188-0-243-265	6	4,732.15	3,414.34
188-0-243-275	5	5,098.84	3,742.46
188-0-243-285	5	5,098.84	3,742.46
188-0-243-295	6	4,732.15	3,414.34
188-0-243-305	5	6,061.56	3,742.46
188-0-244-015	3	5,881.52	4,316.94

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-244-025	2	6,265.72	4,598.92
188-0-244-035	2	6,265.72	4,598.92
188-0-244-045	2	6,265.72	4,598.92
188-0-244-055	3	5,881.52	4,316.94
188-0-244-065	3	5,881.52	4,316.94
188-0-244-075	2	6,265.72	4,598.92
188-0-244-085	2	6,265.72	4,598.92
188-0-244-095	3	5,881.52	4,316.94
188-0-244-105	2	6,265.72	4,598.92
188-0-244-115	3	5,881.52	4,316.94
188-0-244-125	2	6,265.72	4,598.92
188-0-244-135	2	6,265.72	4,598.92
188-0-244-145	3	6,671.08	4,316.94
188-0-244-155	2	7,851.71	4,598.92
188-0-244-165	2	7,779.72	4,598.92
188-0-244-175	2	7,621.35	4,598.92
188-0-244-185	3	5,881.52	4,316.94
188-0-244-195	2	6,265.72	4,598.92
188-0-244-205	2	6,265.72	4,598.92
188-0-244-215	2	6,265.72	4,598.92
188-0-245-015	3	5,881.52	4,316.94
188-0-245-025	2	6,265.72	4,598.92
188-0-245-035	2	6,265.72	4,598.92
188-0-245-045	3	5,881.52	4,316.94
188-0-245-055	2	6,265.72	4,598.92
188-0-245-065	3	5,881.52	4,316.94
188-0-245-075	2	6,265.72	4,598.92
188-0-245-085	3	5,881.52	4,316.94
188-0-245-095	2	6,265.72	4,598.92
188-0-250-075	11	126,500.89	16,353.36
188-0-250-205	11	7,381.38	700.20
188-0-250-225	11	83,925.99	12,222.30
188-0-250-285	11	56,876.93	37,947.58
188-0-260-035	1	6,997.43	5,008.82
188-0-260-045	2	7,002.23	4,598.92
188-0-260-055	1	7,002.23	5,008.82
188-0-260-065	2	6,781.46	4,598.92
188-0-260-075	1	6,824.16	5,008.82
188-0-260-085	1	6,824.16	5,008.82
188-0-260-095	2	7,270.99	4,598.92
188-0-260-105	2	6,685.47	4,598.92
188-0-260-115	1	7,007.03	5,008.82

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-260-125	1	7,007.03	5,008.82
188-0-260-135	1	7,007.03	5,008.82
188-0-260-145	2	7,007.03	4,598.92
188-0-271-025	5	6,008.77	3,742.46
188-0-271-035	4	5,903.18	4,287.58
188-0-271-045	4	5,903.18	4,287.58
188-0-271-065	5	5,677.61	3,742.46
188-0-271-075	4	5,841.53	4,287.58
188-0-271-085	4	5,841.53	4,287.58
188-0-271-095	5	5,792.80	3,742.46
188-0-271-105	4	5,841.53	4,287.58
188-0-271-115	4	5,841.53	4,287.58
188-0-271-125	4	5,927.18	4,287.58
188-0-271-135	5	8,514.02	3,742.46
188-0-271-145	5	7,885.31	3,742.46
188-0-271-155	4	5,936.78	4,287.58
188-0-271-165	5	6,608.69	3,742.46
188-0-271-175	5	7,813.32	3,742.46
188-0-271-185	4	9,944.22	4,287.58
188-0-271-195	5	6,743.07	3,742.46
188-0-271-205	4	6,771.86	4,287.58
188-0-271-215	4	6,661.48	4,287.58
188-0-271-225	5	6,522.30	3,742.46
188-0-271-235	4	5,903.18	4,287.58
188-0-271-245	4	6,051.96	4,287.58
188-0-271-255	5	6,435.91	3,742.46
188-0-271-265	4	6,455.11	4,287.58
188-0-271-275	5	6,469.50	3,742.46
188-0-271-285	4	6,589.49	4,287.58
188-0-271-295	4	6,752.67	4,287.58
188-0-272-015	1	7,002.23	5,008.82
188-0-272-025	1	6,997.43	5,008.82
188-0-272-035	2	6,675.88	4,598.92
188-0-272-045	1	6,824.16	5,008.82
188-0-272-055	2	7,026.23	4,598.92
188-0-272-065	1	7,405.38	5,008.82
188-0-272-075	2	6,791.06	4,598.92
188-0-272-085	1	6,824.16	5,008.82
188-0-272-095	1	6,824.16	5,008.82
188-0-272-105	1	6,824.16	5,008.82
188-0-272-115	2	7,914.10	4,598.92
188-0-272-205	11	125,022.70	26,626.84

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

<b>APN</b>	<b>Land Use Class</b>	<b>Max Tax Rate</b>	<b>Levy Total</b>
188-0-280-015	9	2,512.29	1,843.96
188-0-280-025	9	2,512.29	1,843.96
188-0-280-035	8	2,940.76	2,158.46
188-0-280-045	9	2,512.29	1,843.96
188-0-280-055	9	2,512.29	1,843.96
188-0-280-065	8	2,940.76	2,158.46
188-0-280-075	8	2,940.76	2,158.46
188-0-280-085	8	2,940.76	2,158.46
188-0-280-095	8	2,940.76	2,158.46
188-0-280-105	9	2,512.29	1,843.96
188-0-280-115	9	2,512.29	1,843.96
188-0-280-125	8	2,940.76	2,158.46
188-0-280-135	9	2,512.29	1,843.96
188-0-280-145	9	2,512.29	1,843.96
188-0-280-155	9	2,512.29	1,843.96
188-0-280-165	9	2,512.29	1,843.96
188-0-280-175	8	2,940.76	2,158.46
188-0-280-185	9	2,512.29	1,843.96
188-0-280-195	9	2,512.29	1,843.96
188-0-280-205	8	2,940.76	2,158.46
188-0-280-215	8	2,940.76	2,158.46
188-0-280-225	8	2,940.76	2,158.46
188-0-280-235	8	2,940.76	2,158.46
188-0-280-245	9	2,512.29	1,843.96
188-0-280-255	9	2,512.29	1,843.96
188-0-280-265	8	2,940.76	2,158.46
188-0-280-275	9	2,512.29	1,843.96
188-0-280-285	9	2,512.29	1,843.96
188-0-280-295	9	2,512.29	1,843.96
188-0-280-305	9	2,512.29	1,843.96
188-0-280-315	8	2,940.76	2,158.46
188-0-280-325	9	2,512.29	1,843.96
188-0-280-335	9	2,512.29	1,843.96
188-0-280-345	8	2,940.76	2,158.46
188-0-280-355	8	2,940.76	2,158.46
188-0-280-365	8	2,940.76	2,158.46
188-0-280-375	8	2,940.76	2,158.46
188-0-280-385	9	2,512.29	1,843.96
188-0-280-395	9	2,512.29	1,843.96
188-0-280-405	8	2,940.76	2,158.46
188-0-280-415	9	2,512.29	1,843.96
188-0-280-425	9	2,512.29	1,843.96

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-280-435	9	2,512.29	1,843.96
188-0-280-445	9	2,512.29	1,843.96
188-0-280-455	8	2,940.76	2,158.46
188-0-280-465	9	2,512.29	1,843.96
188-0-280-475	9	2,512.29	1,843.96
188-0-280-485	8	2,940.76	2,158.46
188-0-280-495	8	2,940.76	2,158.46
188-0-280-505	8	2,940.76	2,158.46
188-0-280-515	8	2,940.76	2,158.46
188-0-280-525	9	2,512.29	1,843.96
188-0-280-535	9	2,512.29	1,843.96
188-0-280-545	8	2,940.76	2,158.46
188-0-280-555	9	2,512.29	1,843.96
188-0-280-565	9	2,512.29	1,843.96
188-0-291-025	1	7,338.18	5,008.82
188-0-291-035	1	6,887.05	5,008.82
188-0-291-045	1	6,887.05	5,008.82
188-0-291-055	1	6,887.05	5,008.82
188-0-291-065	1	6,887.05	5,008.82
188-0-291-075	2	6,834.25	4,598.92
188-0-291-085	1	7,199.00	5,008.82
188-0-291-095	1	11,403.22	5,008.82
188-0-291-105	1	10,539.34	5,008.82
188-0-291-115	1	7,184.61	5,008.82
188-0-291-125	1	6,824.16	5,008.82
188-0-291-135	1	6,824.16	5,008.82
188-0-291-145	2	6,675.88	4,598.92
188-0-291-155	1	6,824.16	5,008.82
188-0-291-165	1	6,824.16	5,008.82
188-0-291-175	1	6,824.16	5,008.82
188-0-291-185	2	6,675.88	4,598.92
188-0-292-015	5	6,627.88	3,742.46
188-0-292-025	6	4,741.74	3,414.34
188-0-292-035	5	5,098.84	3,742.46
188-0-292-045	5	5,098.84	3,742.46
188-0-292-055	5	5,098.84	3,742.46
188-0-292-065	6	4,856.93	3,414.34
188-0-292-075	5	5,098.84	3,742.46
188-0-292-085	5	5,098.84	3,742.46
188-0-292-095	6	5,759.20	3,414.34
188-0-292-105	5	5,098.84	3,742.46
188-0-292-115	6	4,651.80	3,414.34

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-292-125	5	5,098.84	3,742.46
188-0-292-135	5	5,098.84	3,742.46
188-0-292-145	5	5,098.84	3,742.46
188-0-292-155	5	5,098.84	3,742.46
188-0-292-165	6	4,651.80	3,414.34
188-0-292-175	5	5,098.84	3,742.46
188-0-292-185	5	5,098.84	3,742.46
188-0-292-195	5	5,098.84	3,742.46
188-0-292-205	5	6,498.30	3,742.46
188-0-293-015	6	5,946.38	3,414.34
188-0-293-025	5	5,098.84	3,742.46
188-0-293-035	5	5,098.84	3,742.46
188-0-293-045	6	4,651.80	3,414.34
188-0-293-055	5	5,098.84	3,742.46
188-0-293-065	5	5,098.84	3,742.46
188-0-293-075	5	5,098.84	3,742.46
188-0-293-085	6	4,651.80	3,414.34
188-0-293-095	5	5,098.84	3,742.46
188-0-293-105	5	5,098.84	3,742.46
188-0-293-115	6	4,651.80	3,414.34
188-0-293-125	5	5,098.84	3,742.46
188-0-293-135	5	5,098.84	3,742.46
188-0-293-145	6	5,048.90	3,414.34
188-0-293-155	5	5,098.84	3,742.46
188-0-293-165	5	5,098.84	3,742.46
188-0-293-175	5	5,098.84	3,742.46
188-0-293-185	5	5,098.84	3,742.46
188-0-293-195	5	5,098.84	3,742.46
188-0-293-205	6	4,651.80	3,414.34
188-0-293-215	5	5,098.84	3,742.46
188-0-293-225	5	5,098.84	3,742.46
188-0-293-235	5	5,098.84	3,742.46
188-0-293-245	5	5,098.84	3,742.46
188-0-293-255	5	5,098.84	3,742.46
188-0-293-265	6	4,651.80	3,414.34
188-0-293-275	5	6,618.28	3,742.46
188-0-300-015	1	7,314.19	5,008.82
188-0-300-025	2	8,024.49	4,598.92
188-0-300-035	1	6,824.16	5,008.82
188-0-300-045	1	6,824.16	5,008.82
188-0-300-055	2	6,608.69	4,598.92
188-0-300-065	1	6,824.16	5,008.82

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-300-075	2	6,608.69	4,598.92
188-0-300-085	1	6,824.16	5,008.82
188-0-300-095	1	6,824.16	5,008.82
188-0-300-105	1	6,824.16	5,008.82
188-0-300-115	2	6,608.69	4,598.92
188-0-300-125	1	6,824.16	5,008.82
188-0-300-135	1	6,824.16	5,008.82
188-0-300-145	1	6,824.16	5,008.82
188-0-300-155	2	6,608.69	4,598.92
188-0-300-165	1	6,824.16	5,008.82
188-0-300-175	1	7,270.99	5,008.82
188-0-300-185	1	11,652.79	5,008.82
188-0-300-195	1	11,182.45	5,008.82
188-0-300-205	1	9,661.06	5,008.82
188-0-300-215	2	7,247.00	4,598.92
188-0-300-225	1	6,824.16	5,008.82
188-0-300-235	1	6,824.16	5,008.82
188-0-300-245	1	6,824.16	5,008.82
188-0-300-255	1	6,824.16	5,008.82
188-0-300-265	1	6,824.16	5,008.82
188-0-300-275	1	6,824.16	5,008.82
188-0-300-285	2	6,671.08	4,598.92
188-0-300-295	1	6,824.16	5,008.82
188-0-300-305	1	6,824.16	5,008.82
188-0-300-315	2	6,671.08	4,598.92
188-0-300-325	1	6,824.16	5,008.82
188-0-300-335	1	6,824.16	5,008.82
188-0-300-345	2	6,666.28	4,598.92
188-0-300-355	1	6,824.16	5,008.82
188-0-300-365	1	6,824.16	5,008.82
188-0-300-375	1	6,824.16	5,008.82
188-0-300-385	1	6,824.16	5,008.82
188-0-300-395	1	6,824.16	5,008.82
188-0-300-405	1	6,824.16	5,008.82
188-0-300-415	1	6,824.16	5,008.82
188-0-300-425	2	6,781.46	4,598.92
188-0-300-435	2	8,197.27	4,598.92
188-0-300-445	1	9,737.85	5,008.82
188-0-310-045	11	109,352.87	23,660.50
188-0-320-015	8	2,940.76	2,158.46
188-0-320-025	7	3,644.88	2,675.28
188-0-320-035	8	2,940.76	2,158.46

Slight variances may occur due to rounding



**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-320-045	8	2,940.76	2,158.46
188-0-320-055	7	3,644.88	2,675.28
188-0-320-065	8	2,940.76	2,158.46
188-0-320-075	8	2,940.76	2,158.46
188-0-320-085	8	2,940.76	2,158.46
188-0-320-095	8	2,940.76	2,158.46
188-0-320-105	7	3,644.88	2,675.28
188-0-320-115	8	2,940.76	2,158.46
188-0-320-125	8	2,940.76	2,158.46
188-0-320-135	7	3,644.88	2,675.28
188-0-320-145	8	2,940.76	2,158.46
188-0-320-155	8	2,940.76	2,158.46
188-0-320-165	7	3,644.88	2,675.28
188-0-320-175	8	2,940.76	2,158.46
188-0-320-185	8	2,940.76	2,158.46
188-0-320-195	7	3,644.88	2,675.28
188-0-320-205	8	2,940.76	2,158.46
188-0-320-215	8	2,940.76	2,158.46
188-0-320-225	8	2,940.76	2,158.46
188-0-320-235	8	2,940.76	2,158.46
188-0-320-245	7	3,644.88	2,675.28
188-0-320-255	8	2,940.76	2,158.46
188-0-320-265	8	2,940.76	2,158.46
188-0-320-275	7	3,644.88	2,675.28
188-0-320-285	8	2,940.76	2,158.46
188-0-320-295	8	2,940.76	2,158.46
188-0-320-305	7	3,644.88	2,675.28
188-0-320-315	8	2,940.76	2,158.46
188-0-320-325	8	2,940.76	2,158.46
188-0-320-335	7	3,644.88	2,675.28
188-0-320-345	8	2,940.76	2,158.46
188-0-320-355	8	2,940.76	2,158.46
188-0-320-365	8	2,940.76	2,158.46
188-0-320-375	8	2,940.76	2,158.46
188-0-320-385	7	3,644.88	2,675.28
188-0-320-395	8	2,940.76	2,158.46
188-0-320-405	8	2,940.76	2,158.46
188-0-320-415	7	3,644.88	2,675.28
188-0-320-425	8	2,940.76	2,158.46
188-0-330-015	8	2,940.76	2,158.46
188-0-330-025	7	3,644.88	2,675.28
188-0-330-035	8	2,940.76	2,158.46

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-330-045	8	2,940.76	2,158.46
188-0-330-055	7	3,644.88	2,675.28
188-0-330-065	8	2,940.76	2,158.46
188-0-330-075	8	2,940.76	2,158.46
188-0-330-085	8	2,940.76	2,158.46
188-0-330-095	8	2,940.76	2,158.46
188-0-330-105	7	3,644.88	2,675.28
188-0-330-115	8	2,940.76	2,158.46
188-0-330-125	8	2,940.76	2,158.46
188-0-330-135	7	3,644.88	2,675.28
188-0-330-145	8	2,940.76	2,158.46
188-0-330-155	8	2,940.76	2,158.46
188-0-330-165	7	3,644.88	2,675.28
188-0-330-175	8	2,940.76	2,158.46
188-0-330-185	8	2,940.76	2,158.46
188-0-330-195	7	3,644.88	2,675.28
188-0-330-205	8	2,940.76	2,158.46
188-0-330-215	8	2,940.76	2,158.46
188-0-330-225	8	2,940.76	2,158.46
188-0-330-235	8	2,940.76	2,158.46
188-0-330-245	7	3,644.88	2,675.28
188-0-330-255	8	2,940.76	2,158.46
188-0-330-265	8	2,940.76	2,158.46
188-0-330-275	7	3,644.88	2,675.28
188-0-330-285	8	2,940.76	2,158.46
188-0-330-295	8	2,940.76	2,158.46
188-0-330-305	7	3,644.88	2,675.28
188-0-330-315	8	2,940.76	2,158.46
188-0-330-325	8	2,940.76	2,158.46
188-0-330-335	7	3,644.88	2,675.28
188-0-330-345	8	2,940.76	2,158.46
188-0-330-355	8	2,940.76	2,158.46
188-0-330-365	8	2,940.76	2,158.46
188-0-330-375	8	2,940.76	2,158.46
188-0-330-385	7	3,644.88	2,675.28
188-0-330-395	8	2,940.76	2,158.46
188-0-330-405	8	2,940.76	2,158.46
188-0-330-415	7	3,644.88	2,675.28
188-0-330-425	8	2,940.76	2,158.46
188-0-340-015	7	3,644.88	2,675.28
188-0-340-025	8	2,940.76	2,158.46
188-0-340-035	8	2,940.76	2,158.46

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

<b>APN</b>	<b>Land Use Class</b>	<b>Max Tax Rate</b>	<b>Levy Total</b>
188-0-340-055	8	2,940.76	2,158.46
188-0-340-065	8	2,940.76	2,158.46
188-0-340-075	7	3,644.88	2,675.28
188-0-340-085	8	2,940.76	2,158.46
188-0-340-095	8	2,940.76	2,158.46
188-0-340-105	7	3,644.88	2,675.28
188-0-340-115	8	2,940.76	2,158.46
188-0-340-125	8	2,940.76	2,158.46
188-0-340-135	8	2,940.76	2,158.46
188-0-340-145	8	2,940.76	2,158.46
188-0-340-155	7	3,644.88	2,675.28
188-0-340-165	8	2,940.76	2,158.46
188-0-340-175	8	2,940.76	2,158.46
188-0-340-185	7	3,644.88	2,675.28
188-0-340-195	8	2,940.76	2,158.46
188-0-340-205	8	2,940.76	2,158.46
188-0-340-215	7	3,644.88	2,675.28
188-0-340-225	8	2,940.76	2,158.46
188-0-340-235	8	2,940.76	2,158.46
188-0-340-245	7	3,644.88	2,675.28
188-0-340-255	8	2,940.76	2,158.46
188-0-340-265	8	2,940.76	2,158.46
188-0-340-275	8	2,940.76	2,158.46
188-0-340-285	8	2,940.76	2,158.46
188-0-340-295	7	3,644.88	2,675.28
188-0-340-305	8	2,940.76	2,158.46
188-0-340-315	8	2,940.76	2,158.46
188-0-340-325	7	3,644.88	2,675.28
188-0-340-335	8	2,940.76	2,158.46
188-0-340-345	8	2,940.76	2,158.46
188-0-340-355	7	3,644.88	2,675.28
188-0-340-365	8	2,940.76	2,158.46
188-0-340-375	8	2,940.76	2,158.46
188-0-340-385	7	3,644.88	2,675.28
188-0-340-395	8	2,940.76	2,158.46
188-0-340-405	8	2,940.76	2,158.46
188-0-340-415	8	2,940.76	2,158.46
188-0-340-425	8	2,940.76	2,158.46
188-0-350-065	10	2,118.09	1,554.64
188-0-350-075	9	2,512.29	1,843.96
188-0-350-085	9	2,512.29	1,843.96
188-0-350-095	9	2,512.29	1,843.96

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

<b>APN</b>	<b>Land Use Class</b>	<b>Max Tax Rate</b>	<b>Levy Total</b>
188-0-350-105	9	2,512.29	1,843.96
188-0-350-115	10	2,118.09	1,554.64
188-0-350-125	10	2,118.09	1,554.64
188-0-350-135	9	2,512.29	1,843.96
188-0-350-145	9	2,512.29	1,843.96
188-0-350-155	9	2,512.29	1,843.96
188-0-350-165	9	2,512.29	1,843.96
188-0-350-175	10	2,118.09	1,554.64
188-0-350-235	8	2,940.76	2,158.46
188-0-350-245	9	2,512.29	1,843.96
188-0-350-255	8	2,940.76	2,158.46
188-0-350-265	8	2,940.76	2,158.46
188-0-350-275	8	2,940.76	2,158.46
188-0-350-285	8	2,940.76	2,158.46
188-0-350-295	9	2,512.29	1,843.96
188-0-350-305	9	2,512.29	1,843.96
188-0-350-315	8	2,940.76	2,158.46
188-0-350-325	8	2,940.76	2,158.46
188-0-350-335	8	2,940.76	2,158.46
188-0-350-345	8	2,940.76	2,158.46
188-0-350-355	9	2,512.29	1,843.96
188-0-350-365	8	2,940.76	2,158.46
188-0-350-375	10	2,118.09	1,554.64
188-0-350-385	10	2,118.09	1,554.64
188-0-350-395	10	2,118.09	1,554.64
188-0-350-405	10	2,118.09	1,554.64
188-0-350-415	9	2,512.29	1,843.96
188-0-350-425	8	2,940.76	2,158.46
188-0-350-435	8	2,940.76	2,158.46
188-0-350-445	8	2,940.76	2,158.46
188-0-350-455	8	2,940.76	2,158.46
188-0-361-015	8	2,940.76	2,158.46
188-0-361-025	7	3,644.88	2,675.28
188-0-361-035	8	2,940.76	2,158.46
188-0-361-045	8	2,940.76	2,158.46
188-0-361-055	7	3,644.88	2,675.28
188-0-361-065	8	2,940.76	2,158.46
188-0-361-075	8	2,940.76	2,158.46
188-0-361-085	8	2,940.76	2,158.46
188-0-361-095	8	2,940.76	2,158.46
188-0-361-105	8	2,940.76	2,158.46
188-0-361-115	8	2,940.76	2,158.46

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD 3**  
**Final Billing Detail Report for Fiscal Year 2022/23**

<b>APN</b>	<b>Land Use Class</b>	<b>Max Tax Rate</b>	<b>Levy Total</b>
188-0-362-015	8	2,940.76	2,158.46
188-0-362-025	7	3,644.88	2,675.28
188-0-362-035	8	2,940.76	2,158.46
188-0-362-045	8	2,940.76	2,158.46
188-0-362-055	7	3,644.88	2,675.28
188-0-362-065	8	2,940.76	2,158.46
188-0-362-075	8	2,940.76	2,158.46
188-0-362-085	8	2,940.76	2,158.46
188-0-362-095	8	2,940.76	2,158.46
188-0-362-105	8	2,940.76	2,158.46
188-0-362-115	8	2,940.76	2,158.46
188-0-363-015	8	2,940.76	2,158.46
188-0-363-025	7	3,644.88	2,675.28
188-0-363-035	8	2,940.76	2,158.46
188-0-363-045	8	2,940.76	2,158.46
188-0-363-055	7	3,644.88	2,675.28
188-0-363-065	8	2,940.76	2,158.46
188-0-363-075	8	2,940.76	2,158.46
188-0-363-085	8	2,940.76	2,158.46
188-0-363-095	8	2,940.76	2,158.46
188-0-363-105	8	2,940.76	2,158.46
188-0-363-115	8	2,940.76	2,158.46
188-0-364-015	8	2,940.76	2,158.46
188-0-364-025	7	3,644.88	2,675.28
188-0-364-035	8	2,940.76	2,158.46
188-0-364-045	8	2,940.76	2,158.46
188-0-364-055	7	3,644.88	2,675.28
188-0-364-065	8	2,940.76	2,158.46
188-0-364-075	8	2,940.76	2,158.46
188-0-364-085	8	2,940.76	2,158.46
188-0-364-095	8	2,940.76	2,158.46
<b>535 Accounts</b>		<b>2,906,947.77</b>	<b>\$1,806,647.88</b>
<b>535 Total Accounts</b>		<b>2,906,947.77</b>	<b>\$1,806,647.88</b>

Slight variances may occur due to rounding