



CITY OF  
**MODESTO**  
COMMUNITY & ECONOMIC  
DEVELOPMENT

**Infrastructure Financing Programs**  
**Community Facilities District No. 2016-2 (The Vintage)**  
**Maximum Special Tax**  
*Effective July 1, 2025 to June 30, 2026*

**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                         | \$936.32   | <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                          | \$493.80   | <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            | \$479.30         | <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.