

Exhibit "A"

City of Escondido Community Facilities District No. 2020-2 (The Villages)

Special Tax Rates for Fiscal Year 2023-24

Land Use Category	Developed Floor Area	Assigned Special Tax ⁽¹⁾⁽²⁾	Proposed Actual Special Tax ⁽²⁾⁽³⁾
Residential Property			
1	> 3,199 sqft	\$2,906.64 per DU ⁽⁴⁾	\$2,044.06 per DU ⁽⁴⁾
2	2,950 to 3,199 sqft	\$2,820.69 per DU ⁽⁴⁾	\$1,983.62 per DU ⁽⁴⁾
3	2,700 to 2,949 sqft	\$2,724.12 per DU ⁽⁴⁾	\$1,915.70 per DU ⁽⁴⁾
4	2,450 to 2,699 sqft	\$2,618.00 per DU ⁽⁴⁾	\$1,841.08 per DU ⁽⁴⁾
5	2,200 to 2,449 sqft	\$2,503.38 per DU ⁽⁴⁾	\$1,760.48 per DU ⁽⁴⁾
6	1,950 to 2,199 sqft	\$2,218.98 per DU ⁽⁴⁾	\$1,560.48 per DU ⁽⁴⁾
7	1,700 to 1,949 sqft	\$2,194.57 per DU ⁽⁴⁾	\$1,543.30 per DU ⁽⁴⁾
8	1,450 to 1,699 sqft	\$1,999.31 per DU ⁽⁴⁾	\$1,406.00 per DU ⁽⁴⁾
9	< 1,450 sqft	\$1,877.27 per DU ⁽⁴⁾	\$1,320.16 per DU ⁽⁴⁾
Non-Residential			
10	NA	\$25,836.16 per Acre	\$18,167.99 per Acre
Backup Special Tax			
SUB16-009A	NA	2,823.24 per Lot	\$0.00 per Lot
SUB16-009B	NA	2,651.44 per Lot	\$0.00 per Lot
SUB16-009C	NA	2,169.20 per Lot	\$0.00 per Lot
Undeveloped Property			
NA	NA	\$25,836.16 per Acre	\$0.00 per Acre

- (1) The Assigned Special Tax Rates have been increased by 2% from the tax rates established at the time of formation in accordance with the formation documents.
- (2) Special Tax Rates shown above have been rounded to decimals shown, actual tax rates are not rounded.
- (3) The Proposed Actual Special Tax shown above is the authorized levy for the current fiscal year. The submitted actual levy may be reduced as directed by the Finance Director.
- (4) Dwelling unit or "DU" is as defined in the formation documents.