

## Exhibit "A"

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

#### Special Tax Rates for Fiscal Year 2022-23

Land Use Category	Developed Floor Area	Assigned Special Tax <sup>(1)(2)</sup>	Proposed Actual Special Tax <sup>(2)(3)</sup>
Residential Property			
1	> 3,199 sqft	\$2,849.66 per DU <sup>(4)</sup>	\$2,355.68 per DU <sup>(4)</sup>
2	2,950 to 3,199 sqft	\$2,765.38 per DU <sup>(4)</sup>	\$2,286.02 per DU <sup>(4)</sup>
3	2,700 to 2,949 sqft	\$2,670.71 per DU <sup>(4)</sup>	\$2,207.76 per DU <sup>(4)</sup>
4	2,450 to 2,699 sqft	\$2,566.67 per DU <sup>(4)</sup>	\$2,121.76 per DU <sup>(4)</sup>
5	2,200 to 2,449 sqft	\$2,454.30 per DU <sup>(4)</sup>	\$2,028.86 per DU <sup>(4)</sup>
6	1,950 to 2,199 sqft	\$2,175.48 per DU <sup>(4)</sup>	\$1,798.38 per DU <sup>(4)</sup>
7	1,700 to 1,949 sqft	\$2,151.55 per DU <sup>(4)</sup>	\$1,778.58 per DU <sup>(4)</sup>
8	1,450 to 1,699 sqft	\$1,960.11 per DU <sup>(4)</sup>	\$1,620.34 per DU <sup>(4)</sup>
9	< 1,450 sqft	\$1,840.47 per DU <sup>(4)</sup>	\$1,521.44 per DU <sup>(4)</sup>
Non-Residential			
10	NA	\$25,329.58 per Acre	\$0.00 per Acre
Backup Special Tax			
SUB16-009A	NA	2,767.89 per Lot	\$0.00 per Lot
SUB16-009B	NA	2,599.45 per Lot	\$0.00 per Lot
SUB16-009C	NA	2,126.66 per Lot	\$0.00 per Lot
Undeveloped Property			
NA	NA	\$25,329.58 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.