



Montecito #4 Special Assessment District

CFD Meeting

November 17, 2025



October 6th Actions

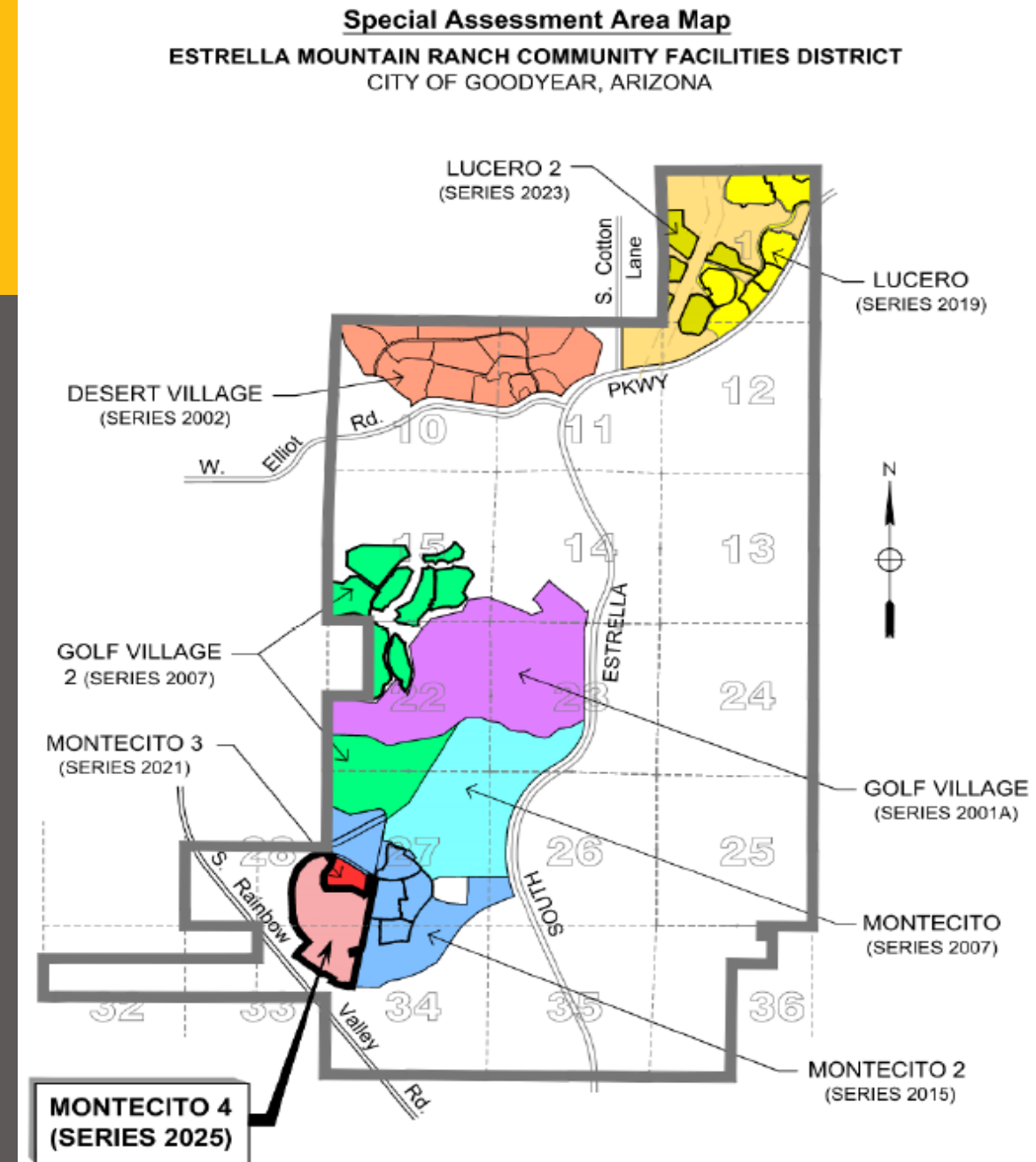
- Public Hearing on Feasibility Report
- Approved the feasibility report
- Ordered the work to be completed
- Levied the assessment



Montecito #4

Location

- Ninth district within Estrella Mountain Ranch
- 172 acres
- 508 single family lots





Montecito #4

Financing Plan

Uses of Funds	Amount
Project Acquisition	\$ 9,797,900
Reserve Fund and Interest	1,191,918
Cost of Issuance and Underwriting	304,397
Total	\$ 11,294,215



Montecito #4

Financing Plan

Source of Funds	Amount
Bond Proceeds	\$ 10,668,000
Majority Landowner Contribution	626,215
Total	\$ 11,294,215



Montecito #4

Financing Plan

Bond Proceeds = \$10,668,000

Montecito Assessment District No. 4 – Assessment per Parcel/Lot

ASSESSMENT NUMBER	PARCEL NUMBER	NUMBER OF ACRES	NUMBER OF LOTS	ASSESSMENT BY PARCEL	ASSESSMENT BY LOT
001 - 095	9.7	28.11	95	\$ 1,995,000	\$ 21,000
096 - 146	9.18	13.13	51	\$ 1,071,000	\$ 21,000
147 - 238	9.21	21.36	92	\$ 1,932,000	\$ 21,000
239 - 335	9.39, 9.40	45.44	97	\$ 2,037,000	\$ 21,000
336 - 387	9.41	23.88	52	\$ 1,092,000	\$ 21,000
388 - 508	9.42	27.19	121	\$ 2,541,000	\$ 21,000



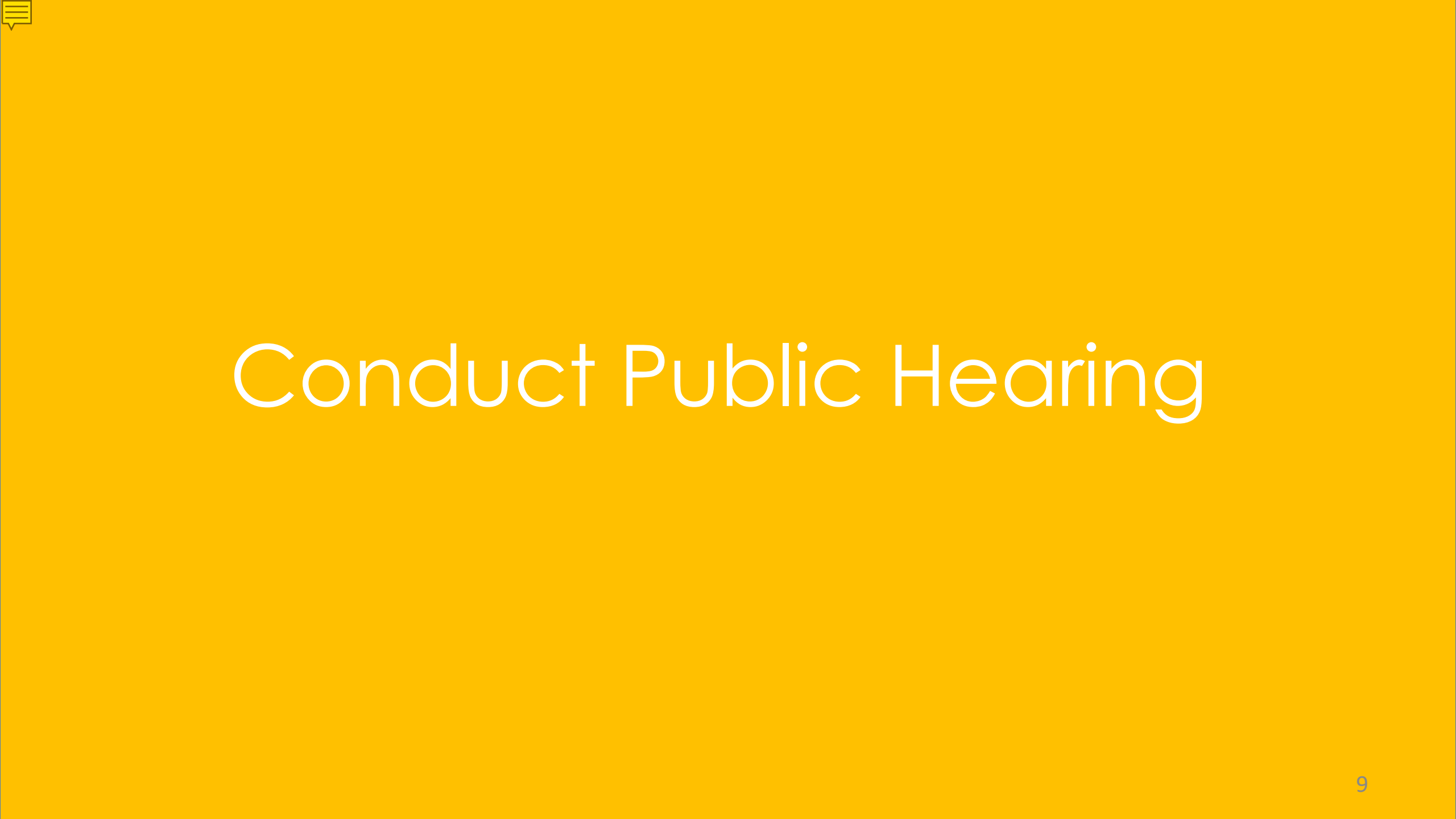
Montecito #4

- District Engineer has determined:
 - Work is complete
 - Work benefits the District
 - Assessments are in proportion to the benefit



Tonight's District Items

- Public hearing on assessment district
- Action on ordering collection of assessments
- Action on issuing bonds



Conduct Public Hearing