

# CITY OF OXNARD

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*Fiscal Year 2022/23 Annual Report for:*

**Community Facilities District No. 4**

**(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. 4 (Seabridge at Mandalay Bay) (the “CFD”) in 2004 to pay for the cost and expense of providing public services throughout the CFD. The authorized services, including incidental expenses, to be provided by the CFD include:

- (1) Police protection services, including, but not limited to, enforcement of codes relating to the waterways within and adjoining the CFD and the harbor which is essential to the use and enjoyment of the waterways within the CFD; and,
- (2) Maintenance of parks, parkways and open space, channels, flood and storm protection facilities, public boat docks, dredging and remediation costs, including but not limited to waterways within and adjoining the CFD and the harbor which is essential to the use and enjoyment of the waterways within the CFD.

This CFD directly overlaps with Community Facilities District No. 3 (Seabridge at Mandalay Bay).

Parcels in the CFD are subject to the CFD special tax levy in perpetuity.

## 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. 4 (Seabridge at Mandalay Bay)	542	\$810,122.48

## Delinquencies

As of January 1, 2023, the Fiscal Year 2021/22 delinquency rate for the District is 0.32%, totaling \$2,117.86. 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 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 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.”

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

Community Facilities District No. 4  
Seabridge at Mandalay Bay (Services)  
November 23, 2004

### Purpose of Special Tax

The special tax provides funding to maintain the improvements from the bond issue of Community Facilities District No. 3 and for police services.

The project is ongoing on an annual basis.

### Collections and Expenditures

Fund Name	06/30/2021 Balance	Amount Collected	Amount Expended	06/30/2022 Balance
Special Tax Fund	\$2,964,406.95	\$661,819.30	\$747,892.45	\$2,878,333.80

## 2. SPECIAL TAX ANALYSIS

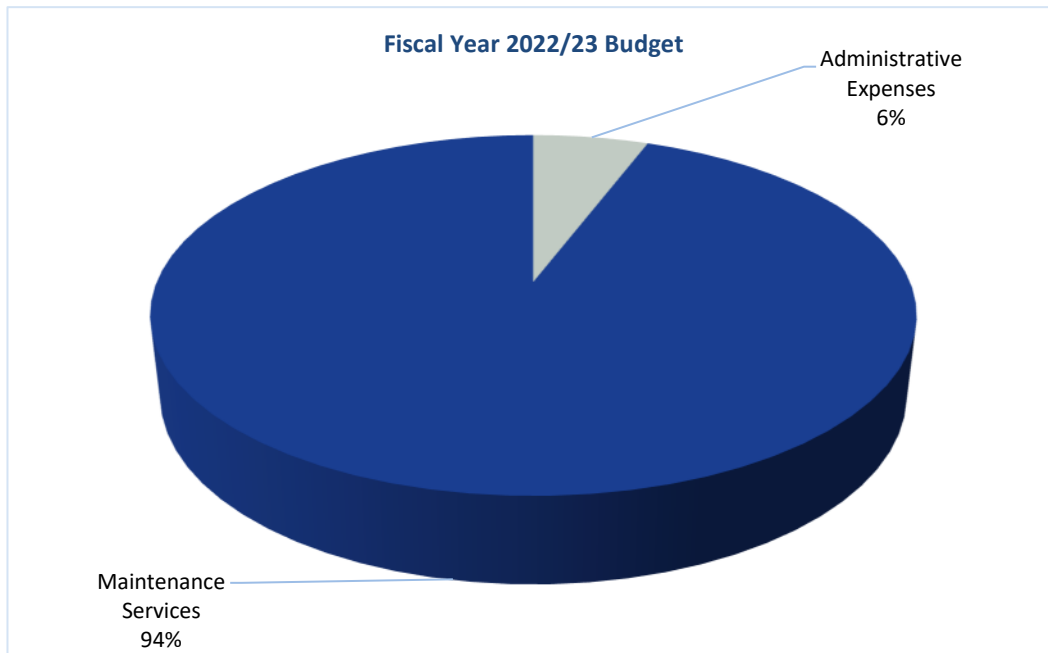
### 2.1 Levy Summary

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

Description	Amount
Maintenance Services	1,181,354.00
Administrative Fees/Expenses <sup>(1)</sup>	72,968.48
<b>Total Budget</b>	<b>\$1,254,322.48</b>
Levy Credit <sup>(2)</sup>	(444,200.00)
<b>Total Special Tax Levy Amount:</b>	<b>\$810,122.48</b>
Levied Parcel Count	542

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

(2) Levy credits are applied by the City based on surplus funds from the prior year.



## 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 Maximum Special Tax Rate	FY 2022/23 Applied Tax Rate	Total FY 2022/23 Special Tax Levy
1	SFD > or = 3,500 s.f.	Waterfront	61	\$3,364.19	\$2,026.70	\$123,628.70
2	SFD 3,100 – 3,499 s.f.	Waterfront	42	3,092.50	1,863.02	78,246.84
3	SFD < 3,100 s.f.	Waterfront	11	2,905.24	1,750.20	19,252.20
4	SFD > or = 3,100 s.f.	Non-Waterfront	18	2,885.76	1,738.48	31,292.64
5	SFD 2,700 – 3,099 s.f.	Non-Waterfront	103	2,523.14	1,520.02	156,562.06
6	SFD < 2,700 s.f.	Non-Waterfront	41	2,306.66	1,389.60	56,973.60
7	SFA > or = 1,800 s.f.	Non-Waterfront	44	1,816.32	1,094.20	48,144.80
8	SFA 1,400 – 1,799 s.f.	N/A	162	1,473.19	887.50	143,775.00
9	SFA 1,000 – 1,399 s.f.	N/A	45	1,263.19	760.98	34,244.10
10	SFA < 1,000 s.f.	N/A	8	1,071.60	645.56	5,164.48
11	Non-Residential	N/A	6	0.57	0.34	53,064.48
Mixed Use	Varies	Varies	1	Varies	Varies	59,773.58
<b>Totals:</b>			<b>542</b>			<b>\$810,122.48</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	Building Floor Area (SF)	Rate Per	FY 2021/22			FY 2022/23			% Change in Applied Tax Rate <sup>(2)</sup>
			Maximum Special Tax Rate <sup>(1)</sup>	Applied Tax Rate	% of Maximum	Maximum Special Tax Rate <sup>(1)</sup>	Applied Tax Rate	% of Maximum	
1	SFD > or = 3,500 s.f.	Unit	3,298.23	1,663.68	50.44%	3,364.19	2,026.70	60.24%	21.82%
2	SFD 3,100 – 3,499 s.f.	Unit	3,031.87	1,529.32	50.44%	3,092.50	1,863.02	60.24%	21.82%
3	SFD < 3,100 s.f.	Unit	2,848.28	1,436.72	50.44%	2,905.24	1,750.20	60.24%	21.82%
4	SFD > or = 3,100 s.f.	Unit	2,829.18	1,427.08	50.44%	2,885.76	1,738.48	60.24%	21.82%
5	SFD 2,700 – 3,099 s.f.	Unit	2,473.67	1,247.76	50.44%	2,523.14	1,520.02	60.24%	21.82%
6	SFD < 2,700 s.f.	Unit	2,261.43	1,140.70	50.44%	2,306.66	1,389.60	60.24%	21.82%
7	SFA > or = 1,800 s.f.	Unit	1,780.70	898.22	50.44%	1,816.32	1,094.20	60.24%	21.82%
8	SFA 1,400 – 1,799 s.f.	Unit	1,444.30	728.52	50.44%	1,473.19	887.50	60.24%	21.82%
9	SFA 1,000 – 1,399 s.f.	Unit	1,238.42	624.68	50.44%	1,263.19	760.98	60.24%	21.82%
10	SFA < 1,000 s.f.	Unit	1,050.59	529.92	50.44%	1,071.60	645.56	60.24%	21.82%
11	Non-Residential	Floor Area	0.56053	0.28274	50.44%	0.57	0.34	60.24%	21.82%
Mixed Use	Varies	Unit/ Floor Area	Varies	Varies	50.44%	Varies	Varies	60.24%	21.82%

(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

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#### 3.1 Fund Balances

Fund	6/30/2022 Balance <sup>(1)</sup>
Special Tax Fund	\$2,878,334

(1) Unaudited.

#### 3.2 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	\$665,014.16
Fiscal Year 2021/22 Amount Delinquent	2,117.86
<b>Fiscal Year 2021/22 Delinquency Rate</b>	<b>0.32%</b>



# 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. 4  
(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. 4 (Seabridge at Mandalay Bay) of the City of Oxnard ("CFD No. 4") 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" and "Undeveloped Property" as described below. All of the real property in CFD No. 4, 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. 4: 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 to the City, CFD No. 4 or any designee thereof of complying with City, CFD No. 4 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. 4 or any designee thereof related to an appeal of the Special Tax; 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. 4 for any other administrative purposes of CFD No. 4, 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.

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

**"CFD No. 4"** means Community Facilities District No. 4 (Seabridge at Mandalay Bay) of the City.

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

**"Contingent Special Tax Requirement"** means that amount required in any Fiscal Year for CFD No. 4 to: (i) pay directly for dredging the harbor entrance, but only if such services are no longer provided by the United States Army Corps of Engineers, as determined by the CFD Administrator; and/or (ii) pay directly for maintaining water circulation through the canals, but only if such services are required due to the closure of the Mandalay Bay power plant and adequate funding is not available from other sources, as determined by the CFD Administrator.

**"Council"** means the City Council of the City, acting as the legislative body of CFD No. 4.

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

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

**"Expected Special Tax"** means the Special Tax anticipated to be levied on each Assessor's Parcel of Developed Property to meet the Special Tax Requirement, as determined in accordance with Sections C and D below.

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

**"Land Use Class"** means any of the classes listed in Table 1 or Table 2.

**"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.

**"Property Owner Association Property"** means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 4 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 that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped 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.

**"Public Property"** means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 4 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. 4 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 and Undeveloped Property to fund the Special Tax Requirement and the Contingent Special Tax Requirement.

**"Special Tax Requirement"** means that amount required in any Fiscal Year for CFD No. 4 to: (i) pay directly for landscaping, canal maintenance, storm drain filtration maintenance,

and code enforcement services; (ii) pay Administrative Expenses; less (iii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 4 which are not exempt from the Special Tax pursuant to law or Section E below.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed 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. 4 shall be classified as Developed 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 Fiscal Year 2004-2005 for each Land Use Class is shown below in Table 1.

**TABLE 1**

**Maximum Special Taxes for Developed Property  
For Fiscal Year 2004-2005  
Community Facilities District No. 4**

<b>Land Use Class</b>	<b>Description</b>	<b>Waterfront / Non-Waterfront</b>	<b>Residential Floor Area</b>	<b>Maximum Special Tax</b>
1	Single Family Detached Property	Waterfront	≥ 3,500 SF	\$3,746 per unit
2	Single Family Detached Property	Waterfront	3,100 – 3,499 SF	\$3,443 per unit
3	Single Family Detached Property	Waterfront	< 3,100 SF	\$3,235 per unit
4	Single Family Detached Property	Non-Waterfront	≥ 3,100 SF	\$3,213 per unit
5	Single Family Detached Property	Non-Waterfront	2,700 – 3,099 SF	\$2,810 per unit
6	Single Family Detached Property	Non-Waterfront	< 2,700 SF	\$2,568 per unit
7	Single Family Attached Property	NA	≥ 1,800 SF	\$2,022 per unit
8	Single Family Attached Property	NA	1,400 – 1,799 SF	\$1,640 per unit
9	Single Family Attached Property	NA	1,000 – 1,399 SF	\$1,407 per unit
10	Single Family Attached Property	NA	< 1,000 SF	\$1,193 per unit
11	Non-Residential Property	NA	NA	\$0.6366 per square foot of Non-Residential Floor Area

b. Expected Special Tax

The Expected Special Tax for Fiscal Year 2004-2005 for each Land Use Class is shown below in Table 2.

**TABLE 2**

**Expected Special Taxes for Developed Property  
For Fiscal Year 2004-2005  
Community Facilities District No. 4**

Land Use Class	Description	Waterfront / Non-Waterfront	Residential Floor Area	Expected Special Tax
1	Single Family Detached Property	Waterfront	≥ 3,500 SF	\$3,282 per unit
2	Single Family Detached Property	Waterfront	3,100 – 3,499 SF	\$3,017 per unit
3	Single Family Detached Property	Waterfront	< 3,100 SF	\$2,834 per unit
4	Single Family Detached Property	Non-Waterfront	≥ 3,100 SF	\$2,815 per unit
5	Single Family Detached Property	Non-Waterfront	2,700 – 3,099 SF	\$2,462 per unit
6	Single Family Detached Property	Non-Waterfront	< 2,700 SF	\$2,250 per unit
7	Single Family Attached Property	NA	≥ 1,800 SF	\$1,771 per unit
8	Single Family Attached Property	NA	1,400 – 1,799 SF	\$1,437 per unit
9	Single Family Attached Property	NA	1,000 – 1,399 SF	\$1,232 per unit
10	Single Family Attached Property	NA	< 1,000 SF	\$1,046 per unit
11	Non-Residential Property	NA	NA	\$0.5064 per square foot of Non-Residential Floor Area

c. Increase in the Maximum Special Tax and Expected Special Tax

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

d. Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Expected Special Tax levied on an Assessor's Parcel shall be the sum of the Expected 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.



**2. Undeveloped Property**

a. Maximum Special Tax

The Fiscal Year 2004-2005 Maximum Special Tax for Undeveloped Property shall be \$26,352 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 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 and the Contingent Special Tax Requirement, if any. 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 Expected 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 the Contingent Special Tax Requirement is greater than zero, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax as needed to satisfy the Special Tax Requirement and the Contingent Special Tax Requirement.

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. 4.

**E. EXEMPTIONS**

No Special Tax shall be levied on Property Owner Association Property or Public Property. However, should an Assessor's Parcel no longer be classified as Property Owner Association Property or Public Property, its tax-exempt status will be revoked.

**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. 4 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. TERM OF SPECIAL TAX**

The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement.

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# APPENDIX C. FINAL BUDGET REPORT

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The following page shows the Final Budget Report for Fiscal Year 2022/23.

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Budget for Fiscal Year 2022/23**

Category/Item	FY 2022/23	FY 2021/22	Increase / (Decrease)
<b>Maintenance</b>			
Park Maintenance	\$563,600.00	\$455,000.00	\$108,600.00
Contingency-Maintenance	265,200.00	156,600.00	108,600.00
Utilities	98,706.00	98,706.00	0.00
Waterway Repairs & Maintenance	52,500.00	50,000.00	2,500.00
Flood and Storm Protection Services	0.00	0.00	0.00
Code Enforcement-Harbor Patrol	0.00	0.00	0.00
Police Protection Services	35,000.00	30,000.00	5,000.00
Shop and Field/Custodial	11,000.00	10,000.00	1,000.00
Other costs	2,000.00	2,000.00	0.00
Inspectors	153,348.00	153,348.00	0.00
<b>Subtotal:</b>	<b>\$1,181,354.00</b>	<b>\$955,654.00</b>	<b>\$225,700.00</b>
<b>Admin. Expenses</b>			
Agency administrative costs	\$20,000.00	\$0.00	\$20,000.00
Indirect Costs	46,500.00	47,833.00	(1,333.00)
County collection fees	2,117.45	1,781.79	335.66
Administration costs	4,200.00	3,963.38	236.62
Administration expenses	154.45	165.86	(11.41)
Other costs	0.00	5,622.00	(5,622.00)
<b>Subtotal:</b>	<b>\$72,971.90</b>	<b>\$59,366.03</b>	<b>\$13,605.87</b>
<b>Miscellaneous</b>			
DM charges - District-wide	\$0.00	\$0.00	\$0.00
Manual Adjustments	0.00	0.00	0.00
Special tax levy credit	0.00	(350,000.00)	350,000.00
Reserve Fund credit	(444,200.00)	0.00	(444,200.00)
Installment rounding	(3.42)	(5.87)	2.45
<b>Subtotal:</b>	<b>(\$444,203.42)</b>	<b>(\$350,005.87)</b>	<b>(\$94,197.55)</b>
<b>Grand Total:</b>	<b>\$810,122.48</b>	<b>\$665,014.16</b>	<b>\$145,108.32</b>
<b>Total Accounts:</b>	<b>542</b>	<b>542</b>	<b>0</b>

Footnotes:

# 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 4 - Seabridge at Mandalay Bay CFD No. 4</b>									
<b>08/01/2006 Billing:</b>									
	12/10/2006	\$671,934.06	\$671,934.06	\$0.00	0.00%	155	151	0	0.00%
	04/10/2007	\$671,934.06	\$671,934.06	\$0.00	0.00%	155	151	0	0.00%
	<b>Subtotal:</b>	<b>\$1,343,868.12</b>	<b>\$1,343,868.12</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>310</b>	<b>302</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2007 Billing:</b>									
	12/10/2007	\$685,371.83	\$685,371.83	\$0.00	0.00%	432	431	0	0.00%
	04/10/2008	\$685,371.83	\$685,371.83	\$0.00	0.00%	432	431	0	0.00%
	<b>Subtotal:</b>	<b>\$1,370,743.66</b>	<b>\$1,370,743.66</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	\$695,660.24	\$695,660.24	\$0.00	0.00%	472	472	0	0.00%
	04/10/2009	\$695,660.24	\$695,660.24	\$0.00	0.00%	472	472	0	0.00%
	<b>Subtotal:</b>	<b>\$1,391,320.48</b>	<b>\$1,391,320.48</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>944</b>	<b>944</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2009 Billing:</b>									
	12/10/2009	\$714,853.48	\$714,853.48	\$0.00	0.00%	501	501	0	0.00%
	04/10/2010	\$714,853.48	\$713,054.17	\$1,799.31	0.25%	501	500	1	0.20%
	<b>Subtotal:</b>	<b>\$1,429,706.96</b>	<b>\$1,427,907.65</b>	<b>\$1,799.31</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	\$714,811.92	\$714,811.92	\$0.00	0.00%	501	501	0	0.00%
	04/10/2011	\$714,811.92	\$714,811.92	\$0.00	0.00%	501	501	0	0.00%
	<b>Subtotal:</b>	<b>\$1,429,623.84</b>	<b>\$1,429,623.84</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,002</b>	<b>1,002</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2011 Billing:</b>									
	12/10/2011	\$496,184.24	\$496,184.24	\$0.00	0.00%	501	501	0	0.00%
	04/10/2012	\$496,184.24	\$496,184.24	\$0.00	0.00%	501	501	0	0.00%
	<b>Subtotal:</b>	<b>\$992,368.48</b>	<b>\$992,368.48</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,002</b>	<b>1,002</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2012 Billing:</b>									
	12/10/2012	\$490,183.09	\$490,183.09	\$0.00	0.00%	501	501	0	0.00%
	04/10/2013	\$490,183.09	\$490,183.09	\$0.00	0.00%	501	501	0	0.00%
	<b>Subtotal:</b>	<b>\$980,366.18</b>	<b>\$980,366.18</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,002</b>	<b>1,002</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 4 - Seabridge at Mandalay Bay CFD No. 4</b>									
<b>08/01/2013 Billing:</b>									
	12/10/2013	\$487,219.65	\$487,219.65	\$0.00	0.00%	501	501	0	0.00%
	04/10/2014	\$487,219.65	\$487,219.65	\$0.00	0.00%	501	501	0	0.00%
	<b>Subtotal:</b>	<b>\$974,439.30</b>	<b>\$974,439.30</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,002</b>	<b>1,002</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2014 Billing:</b>									
	12/10/2014	\$493,271.73	\$493,271.73	\$0.00	0.00%	501	501	0	0.00%
	04/10/2015	\$493,271.73	\$493,271.73	\$0.00	0.00%	501	501	0	0.00%
	<b>Subtotal:</b>	<b>\$986,543.46</b>	<b>\$986,543.46</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,002</b>	<b>1,002</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2015 Billing:</b>									
	12/10/2015	\$503,135.89	\$503,135.89	\$0.00	0.00%	501	501	0	0.00%
	04/10/2016	\$503,135.89	\$503,135.89	\$0.00	0.00%	501	501	0	0.00%
	<b>Subtotal:</b>	<b>\$1,006,271.78</b>	<b>\$1,006,271.78</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,002</b>	<b>1,002</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2016 Billing:</b>									
	12/10/2016	\$593,311.46	\$593,311.46	\$0.00	0.00%	501	501	0	0.00%
	04/10/2017	\$593,311.46	\$593,311.46	\$0.00	0.00%	501	501	0	0.00%
	<b>Subtotal:</b>	<b>\$1,186,622.92</b>	<b>\$1,186,622.92</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,002</b>	<b>1,002</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2017 Billing:</b>									
	12/10/2017	\$755,676.09	\$755,676.09	\$0.00	0.00%	542	542	0	0.00%
	04/10/2018	\$755,676.09	\$755,676.09	\$0.00	0.00%	542	542	0	0.00%
	<b>Subtotal:</b>	<b>\$1,511,352.18</b>	<b>\$1,511,352.18</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,084</b>	<b>1,084</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2018 Billing:</b>									
	12/10/2018	\$754,170.40	\$754,170.40	\$0.00	0.00%	542	542	0	0.00%
	04/10/2019	\$754,170.40	\$754,170.40	\$0.00	0.00%	542	542	0	0.00%
	<b>Subtotal:</b>	<b>\$1,508,340.80</b>	<b>\$1,508,340.80</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,084</b>	<b>1,084</b>	<b>0</b>	<b>0.00%</b>
<b>08/01/2019 Billing:</b>									
	12/10/2019	\$497,495.97	\$497,495.97	\$0.00	0.00%	542	542	0	0.00%
	04/10/2020	\$497,495.97	\$497,495.97	\$0.00	0.00%	542	542	0	0.00%
	<b>Subtotal:</b>	<b>\$994,991.94</b>	<b>\$994,991.94</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>1,084</b>	<b>1,084</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 4 - Seabridge at Mandalay Bay CFD No. 4</b>									
<b>08/01/2020 Billing:</b>									
	12/10/2020	\$172,296.28	\$172,296.28	\$0.00	0.00%	542	542	0	0.00%
	04/10/2021	\$172,296.28	\$171,945.69	\$350.59	0.20%	542	540	2	0.37%
	<b>Subtotal:</b>	<b>\$344,592.56</b>	<b>\$344,241.97</b>	<b>\$350.59</b>	<b>0.10%</b>	<b>1,084</b>	<b>1,082</b>	<b>2</b>	<b>0.18%</b>
<b>08/01/2021 Billing:</b>									
	12/10/2021	\$332,507.08	\$331,830.48	\$676.60	0.20%	542	540	2	0.37%
	04/10/2022	\$332,507.08	\$329,988.82	\$2,518.26	0.76%	542	537	5	0.92%
	<b>Subtotal:</b>	<b>\$665,014.16</b>	<b>\$661,819.30</b>	<b>\$3,194.86</b>	<b>0.48%</b>	<b>1,084</b>	<b>1,077</b>	<b>7</b>	<b>0.65%</b>
<b>CFD 4</b>	<b>Total:</b>	<b>\$18,116,166.82</b>	<b>\$18,110,822.06</b>	<b>\$5,344.76</b>	<b>0.03%</b>	<b>15,554</b>	<b>15,534</b>	<b>10</b>	<b>0.06%</b>
<b>Agency Grand Total:</b>		<b>\$18,116,166.82</b>	<b>\$18,110,822.06</b>	<b>\$5,344.76</b>	<b>0.03%</b>	<b>15,554</b>	<b>15,534</b>	<b>10</b>	<b>0.06%</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 No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-241-015	5	2,523.14	\$1,520.02
188-0-241-025	5	2,523.14	1,520.02
188-0-241-035	6	2,306.66	1,389.60
188-0-241-045	5	2,523.14	1,520.02
188-0-241-055	5	2,523.14	1,520.02
188-0-241-065	5	2,523.14	1,520.02
188-0-241-075	5	2,523.14	1,520.02
188-0-241-085	5	2,523.14	1,520.02
188-0-241-095	5	2,523.14	1,520.02
188-0-241-105	5	2,523.14	1,520.02
188-0-241-115	5	2,523.14	1,520.02
188-0-241-125	6	2,306.66	1,389.60
188-0-241-135	5	2,523.14	1,520.02
188-0-241-145	6	2,306.66	1,389.60
188-0-241-155	5	2,523.14	1,520.02
188-0-241-165	5	2,523.14	1,520.02
188-0-241-175	5	2,523.14	1,520.02
188-0-241-185	6	2,306.66	1,389.60
188-0-241-195	5	2,523.14	1,520.02
188-0-241-205	6	2,306.66	1,389.60
188-0-241-215	5	2,523.14	1,520.02
188-0-241-225	5	2,523.14	1,520.02
188-0-241-235	5	2,523.14	1,520.02
188-0-241-245	6	2,306.66	1,389.60
188-0-241-255	5	2,523.14	1,520.02
188-0-241-265	6	2,306.66	1,389.60
188-0-241-275	6	2,306.66	1,389.60
188-0-241-285	5	2,523.14	1,520.02
188-0-242-015	6	2,306.66	1,389.60
188-0-242-025	5	2,523.14	1,520.02
188-0-242-035	6	2,306.66	1,389.60
188-0-242-045	5	2,523.14	1,520.02
188-0-242-055	5	2,523.14	1,520.02
188-0-242-065	5	2,523.14	1,520.02
188-0-242-075	6	2,306.66	1,389.60
188-0-242-085	5	2,523.14	1,520.02
188-0-242-095	5	2,523.14	1,520.02
188-0-242-105	5	2,523.14	1,520.02
188-0-242-115	5	2,523.14	1,520.02
188-0-242-125	6	2,306.66	1,389.60
188-0-242-135	5	2,523.14	1,520.02
188-0-242-145	5	2,523.14	1,520.02

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**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>
188-0-242-155	5	2,523.14	1,520.02
188-0-242-165	6	2,306.66	1,389.60
188-0-242-175	5	2,523.14	1,520.02
188-0-242-185	6	2,306.66	1,389.60
188-0-242-195	5	2,523.14	1,520.02
188-0-242-205	6	2,306.66	1,389.60
188-0-242-215	5	2,523.14	1,520.02
188-0-242-225	5	2,523.14	1,520.02
188-0-242-235	6	2,306.66	1,389.60
188-0-242-245	6	2,306.66	1,389.60
188-0-242-255	5	2,523.14	1,520.02
188-0-242-265	5	2,523.14	1,520.02
188-0-242-275	6	2,306.66	1,389.60
188-0-242-285	5	2,523.14	1,520.02
188-0-243-015	6	2,306.66	1,389.60
188-0-243-025	5	2,523.14	1,520.02
188-0-243-035	6	2,306.66	1,389.60
188-0-243-045	5	2,523.14	1,520.02
188-0-243-055	5	2,523.14	1,520.02
188-0-243-065	5	2,523.14	1,520.02
188-0-243-075	6	2,306.66	1,389.60
188-0-243-085	5	2,523.14	1,520.02
188-0-243-095	5	2,523.14	1,520.02
188-0-243-105	5	2,523.14	1,520.02
188-0-243-115	5	2,523.14	1,520.02
188-0-243-125	6	2,306.66	1,389.60
188-0-243-135	5	2,523.14	1,520.02
188-0-243-145	6	2,306.66	1,389.60
188-0-243-155	5	2,523.14	1,520.02
188-0-243-165	6	2,306.66	1,389.60
188-0-243-175	5	2,523.14	1,520.02
188-0-243-185	6	2,306.66	1,389.60
188-0-243-195	5	2,523.14	1,520.02
188-0-243-205	6	2,306.66	1,389.60
188-0-243-215	5	2,523.14	1,520.02
188-0-243-225	6	2,306.66	1,389.60
188-0-243-235	5	2,523.14	1,520.02
188-0-243-245	5	2,523.14	1,520.02
188-0-243-255	5	2,523.14	1,520.02
188-0-243-265	6	2,306.66	1,389.60
188-0-243-275	5	2,523.14	1,520.02
188-0-243-285	5	2,523.14	1,520.02

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-243-295	6	2,306.66	1,389.60
188-0-243-305	5	2,523.14	1,520.02
188-0-244-015	3	2,905.24	1,750.20
188-0-244-025	2	3,092.50	1,863.02
188-0-244-035	2	3,092.50	1,863.02
188-0-244-045	2	3,092.50	1,863.02
188-0-244-055	3	2,905.24	1,750.20
188-0-244-065	3	2,905.24	1,750.20
188-0-244-075	2	3,092.50	1,863.02
188-0-244-085	2	3,092.50	1,863.02
188-0-244-095	3	2,905.24	1,750.20
188-0-244-105	2	3,092.50	1,863.02
188-0-244-115	3	2,905.24	1,750.20
188-0-244-125	2	3,092.50	1,863.02
188-0-244-135	2	3,092.50	1,863.02
188-0-244-145	3	2,905.24	1,750.20
188-0-244-155	2	3,092.50	1,863.02
188-0-244-165	2	3,092.50	1,863.02
188-0-244-175	2	3,092.50	1,863.02
188-0-244-185	3	2,905.24	1,750.20
188-0-244-195	2	3,092.50	1,863.02
188-0-244-205	2	3,092.50	1,863.02
188-0-244-215	2	3,092.50	1,863.02
188-0-245-015	3	2,905.24	1,750.20
188-0-245-025	2	3,092.50	1,863.02
188-0-245-035	2	3,092.50	1,863.02
188-0-245-045	3	2,905.24	1,750.20
188-0-245-055	2	3,092.50	1,863.02
188-0-245-065	3	2,905.24	1,750.20
188-0-245-075	2	3,092.50	1,863.02
188-0-245-085	3	2,905.24	1,750.20
188-0-245-095	2	3,092.50	1,863.02
188-0-250-075	11	12,258.12	7,384.70
188-0-250-205	11	524.86	316.18
188-0-250-225	11	9,161.57	5,519.24
188-0-250-285	11	28,444.67	17,136.04
188-0-260-035	1	3,364.19	2,026.70
188-0-260-045	2	3,092.50	1,863.02
188-0-260-055	1	3,364.19	2,026.70
188-0-260-065	2	3,092.50	1,863.02
188-0-260-075	1	3,364.19	2,026.70
188-0-260-085	1	3,364.19	2,026.70

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-260-095	2	3,092.50	1,863.02
188-0-260-105	2	3,092.50	1,863.02
188-0-260-115	1	3,364.19	2,026.70
188-0-260-125	1	3,364.19	2,026.70
188-0-260-135	1	3,364.19	2,026.70
188-0-260-145	2	3,092.50	1,863.02
188-0-271-015	4	2,885.76	1,738.48
188-0-271-025	5	2,523.14	1,520.02
188-0-271-035	4	2,885.76	1,738.48
188-0-271-045	4	2,885.76	1,738.48
188-0-271-055	4	2,885.76	1,738.48
188-0-271-065	5	2,523.14	1,520.02
188-0-271-075	4	2,885.76	1,738.48
188-0-271-085	4	2,885.76	1,738.48
188-0-271-095	5	2,523.14	1,520.02
188-0-271-105	4	2,885.76	1,738.48
188-0-271-115	4	2,885.76	1,738.48
188-0-271-125	4	2,885.76	1,738.48
188-0-271-135	5	2,523.14	1,520.02
188-0-271-145	5	2,523.14	1,520.02
188-0-271-155	4	2,885.76	1,738.48
188-0-271-165	5	2,523.14	1,520.02
188-0-271-175	5	2,523.14	1,520.02
188-0-271-185	4	2,885.76	1,738.48
188-0-271-195	5	2,523.14	1,520.02
188-0-271-205	4	2,885.76	1,738.48
188-0-271-215	4	2,885.76	1,738.48
188-0-271-225	5	2,523.14	1,520.02
188-0-271-235	4	2,885.76	1,738.48
188-0-271-245	4	2,885.76	1,738.48
188-0-271-255	5	2,523.14	1,520.02
188-0-271-265	4	2,885.76	1,738.48
188-0-271-275	5	2,523.14	1,520.02
188-0-271-285	4	2,885.76	1,738.48
188-0-271-295	4	2,885.76	1,738.48
188-0-272-015	1	3,364.19	2,026.70
188-0-272-025	1	3,364.19	2,026.70
188-0-272-035	2	3,092.50	1,863.02
188-0-272-045	1	3,364.19	2,026.70
188-0-272-055	2	3,092.50	1,863.02
188-0-272-065	1	3,364.19	2,026.70
188-0-272-075	2	3,092.50	1,863.02

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-272-085	1	3,364.19	2,026.70
188-0-272-095	1	3,364.19	2,026.70
188-0-272-105	1	3,364.19	2,026.70
188-0-272-115	2	3,092.50	1,863.02
188-0-272-205	11	19,958.89	12,023.92
188-0-280-015	9	1,263.19	760.98
188-0-280-025	9	1,263.19	760.98
188-0-280-035	8	1,473.19	887.50
188-0-280-045	9	1,263.19	760.98
188-0-280-055	9	1,263.19	760.98
188-0-280-065	8	1,473.19	887.50
188-0-280-075	8	1,473.19	887.50
188-0-280-085	8	1,473.19	887.50
188-0-280-095	8	1,473.19	887.50
188-0-280-105	9	1,263.19	760.98
188-0-280-115	9	1,263.19	760.98
188-0-280-125	8	1,473.19	887.50
188-0-280-135	9	1,263.19	760.98
188-0-280-145	9	1,263.19	760.98
188-0-280-155	9	1,263.19	760.98
188-0-280-165	9	1,263.19	760.98
188-0-280-175	8	1,473.19	887.50
188-0-280-185	9	1,263.19	760.98
188-0-280-195	9	1,263.19	760.98
188-0-280-205	8	1,473.19	887.50
188-0-280-215	8	1,473.19	887.50
188-0-280-225	8	1,473.19	887.50
188-0-280-235	8	1,473.19	887.50
188-0-280-245	9	1,263.19	760.98
188-0-280-255	9	1,263.19	760.98
188-0-280-265	8	1,473.19	887.50
188-0-280-275	9	1,263.19	760.98
188-0-280-285	9	1,263.19	760.98
188-0-280-295	9	1,263.19	760.98
188-0-280-305	9	1,263.19	760.98
188-0-280-315	8	1,473.19	887.50
188-0-280-325	9	1,263.19	760.98
188-0-280-335	9	1,263.19	760.98
188-0-280-345	8	1,473.19	887.50
188-0-280-355	8	1,473.19	887.50
188-0-280-365	8	1,473.19	887.50
188-0-280-375	8	1,473.19	887.50

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-280-385	9	1,263.19	760.98
188-0-280-395	9	1,263.19	760.98
188-0-280-405	8	1,473.19	887.50
188-0-280-415	9	1,263.19	760.98
188-0-280-425	9	1,263.19	760.98
188-0-280-435	9	1,263.19	760.98
188-0-280-445	9	1,263.19	760.98
188-0-280-455	8	1,473.19	887.50
188-0-280-465	9	1,263.19	760.98
188-0-280-475	9	1,263.19	760.98
188-0-280-485	8	1,473.19	887.50
188-0-280-495	8	1,473.19	887.50
188-0-280-505	8	1,473.19	887.50
188-0-280-515	8	1,473.19	887.50
188-0-280-525	9	1,263.19	760.98
188-0-280-535	9	1,263.19	760.98
188-0-280-545	8	1,473.19	887.50
188-0-280-555	9	1,263.19	760.98
188-0-280-565	9	1,263.19	760.98
188-0-291-025	1	3,364.19	2,026.70
188-0-291-035	1	3,364.19	2,026.70
188-0-291-045	1	3,364.19	2,026.70
188-0-291-055	1	3,364.19	2,026.70
188-0-291-065	1	3,364.19	2,026.70
188-0-291-075	2	3,092.50	1,863.02
188-0-291-085	1	3,364.19	2,026.70
188-0-291-095	1	3,364.19	2,026.70
188-0-291-105	1	3,364.19	2,026.70
188-0-291-115	1	3,364.19	2,026.70
188-0-291-125	1	3,364.19	2,026.70
188-0-291-135	1	3,364.19	2,026.70
188-0-291-145	2	3,092.50	1,863.02
188-0-291-155	1	3,364.19	2,026.70
188-0-291-165	1	3,364.19	2,026.70
188-0-291-175	1	3,364.19	2,026.70
188-0-291-185	2	3,092.50	1,863.02
188-0-292-015	5	2,523.14	1,520.02
188-0-292-025	6	2,306.66	1,389.60
188-0-292-035	5	2,523.14	1,520.02
188-0-292-045	5	2,523.14	1,520.02
188-0-292-055	5	2,523.14	1,520.02
188-0-292-065	6	2,306.66	1,389.60

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-292-075	5	2,523.14	1,520.02
188-0-292-085	5	2,523.14	1,520.02
188-0-292-095	6	2,306.66	1,389.60
188-0-292-105	5	2,523.14	1,520.02
188-0-292-115	6	2,306.66	1,389.60
188-0-292-125	5	2,523.14	1,520.02
188-0-292-135	5	2,523.14	1,520.02
188-0-292-145	5	2,523.14	1,520.02
188-0-292-155	5	2,523.14	1,520.02
188-0-292-165	6	2,306.66	1,389.60
188-0-292-175	5	2,523.14	1,520.02
188-0-292-185	5	2,523.14	1,520.02
188-0-292-195	5	2,523.14	1,520.02
188-0-292-205	5	2,523.14	1,520.02
188-0-293-015	6	2,306.66	1,389.60
188-0-293-025	5	2,523.14	1,520.02
188-0-293-035	5	2,523.14	1,520.02
188-0-293-045	6	2,306.66	1,389.60
188-0-293-055	5	2,523.14	1,520.02
188-0-293-065	5	2,523.14	1,520.02
188-0-293-075	5	2,523.14	1,520.02
188-0-293-085	6	2,306.66	1,389.60
188-0-293-095	5	2,523.14	1,520.02
188-0-293-105	5	2,523.14	1,520.02
188-0-293-115	6	2,306.66	1,389.60
188-0-293-125	5	2,523.14	1,520.02
188-0-293-135	5	2,523.14	1,520.02
188-0-293-145	6	2,306.66	1,389.60
188-0-293-155	5	2,523.14	1,520.02
188-0-293-165	5	2,523.14	1,520.02
188-0-293-175	5	2,523.14	1,520.02
188-0-293-185	5	2,523.14	1,520.02
188-0-293-195	5	2,523.14	1,520.02
188-0-293-205	6	2,306.66	1,389.60
188-0-293-215	5	2,523.14	1,520.02
188-0-293-225	5	2,523.14	1,520.02
188-0-293-235	5	2,523.14	1,520.02
188-0-293-245	5	2,523.14	1,520.02
188-0-293-255	5	2,523.14	1,520.02
188-0-293-265	6	2,306.66	1,389.60
188-0-293-275	5	2,523.14	1,520.02
188-0-300-015	1	3,364.19	2,026.70

Slight variances may occur due to rounding



**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-300-025	2	3,092.50	1,863.02
188-0-300-035	1	3,364.19	2,026.70
188-0-300-045	1	3,364.19	2,026.70
188-0-300-055	2	3,092.50	1,863.02
188-0-300-065	1	3,364.19	2,026.70
188-0-300-075	2	3,092.50	1,863.02
188-0-300-085	1	3,364.19	2,026.70
188-0-300-095	1	3,364.19	2,026.70
188-0-300-105	1	3,364.19	2,026.70
188-0-300-115	2	3,092.50	1,863.02
188-0-300-125	1	3,364.19	2,026.70
188-0-300-135	1	3,364.19	2,026.70
188-0-300-145	1	3,364.19	2,026.70
188-0-300-155	2	3,092.50	1,863.02
188-0-300-165	1	3,364.19	2,026.70
188-0-300-175	1	3,364.19	2,026.70
188-0-300-185	1	3,364.19	2,026.70
188-0-300-195	1	3,364.19	2,026.70
188-0-300-205	1	3,364.19	2,026.70
188-0-300-215	2	3,092.50	1,863.02
188-0-300-225	1	3,364.19	2,026.70
188-0-300-235	1	3,364.19	2,026.70
188-0-300-245	1	3,364.19	2,026.70
188-0-300-255	1	3,364.19	2,026.70
188-0-300-265	1	3,364.19	2,026.70
188-0-300-275	1	3,364.19	2,026.70
188-0-300-285	2	3,092.50	1,863.02
188-0-300-295	1	3,364.19	2,026.70
188-0-300-305	1	3,364.19	2,026.70
188-0-300-315	2	3,092.50	1,863.02
188-0-300-325	1	3,364.19	2,026.70
188-0-300-335	1	3,364.19	2,026.70
188-0-300-345	2	3,092.50	1,863.02
188-0-300-355	1	3,364.19	2,026.70
188-0-300-365	1	3,364.19	2,026.70
188-0-300-375	1	3,364.19	2,026.70
188-0-300-385	1	3,364.19	2,026.70
188-0-300-395	1	3,364.19	2,026.70
188-0-300-405	1	3,364.19	2,026.70
188-0-300-415	1	3,364.19	2,026.70
188-0-300-425	2	3,092.50	1,863.02
188-0-300-435	2	3,092.50	1,863.02

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**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>
188-0-300-445	1	3,364.19	2,026.70
188-0-310-045	11	17,735.40	10,684.40
188-0-310-055	Mixed Use	99,220.05	59,773.58
188-0-320-015	8	1,473.19	887.50
188-0-320-025	7	1,816.32	1,094.20
188-0-320-035	8	1,473.19	887.50
188-0-320-045	8	1,473.19	887.50
188-0-320-055	7	1,816.32	1,094.20
188-0-320-065	8	1,473.19	887.50
188-0-320-075	8	1,473.19	887.50
188-0-320-085	8	1,473.19	887.50
188-0-320-095	8	1,473.19	887.50
188-0-320-105	7	1,816.32	1,094.20
188-0-320-115	8	1,473.19	887.50
188-0-320-125	8	1,473.19	887.50
188-0-320-135	7	1,816.32	1,094.20
188-0-320-145	8	1,473.19	887.50
188-0-320-155	8	1,473.19	887.50
188-0-320-165	7	1,816.32	1,094.20
188-0-320-175	8	1,473.19	887.50
188-0-320-185	8	1,473.19	887.50
188-0-320-195	7	1,816.32	1,094.20
188-0-320-205	8	1,473.19	887.50
188-0-320-215	8	1,473.19	887.50
188-0-320-225	8	1,473.19	887.50
188-0-320-235	8	1,473.19	887.50
188-0-320-245	7	1,816.32	1,094.20
188-0-320-255	8	1,473.19	887.50
188-0-320-265	8	1,473.19	887.50
188-0-320-275	7	1,816.32	1,094.20
188-0-320-285	8	1,473.19	887.50
188-0-320-295	8	1,473.19	887.50
188-0-320-305	7	1,816.32	1,094.20
188-0-320-315	8	1,473.19	887.50
188-0-320-325	8	1,473.19	887.50
188-0-320-335	7	1,816.32	1,094.20
188-0-320-345	8	1,473.19	887.50
188-0-320-355	8	1,473.19	887.50
188-0-320-365	8	1,473.19	887.50
188-0-320-375	8	1,473.19	887.50
188-0-320-385	7	1,816.32	1,094.20
188-0-320-395	8	1,473.19	887.50

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**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>
188-0-320-405	8	1,473.19	887.50
188-0-320-415	7	1,816.32	1,094.20
188-0-320-425	8	1,473.19	887.50
188-0-330-015	8	1,473.19	887.50
188-0-330-025	7	1,816.32	1,094.20
188-0-330-035	8	1,473.19	887.50
188-0-330-045	8	1,473.19	887.50
188-0-330-055	7	1,816.32	1,094.20
188-0-330-065	8	1,473.19	887.50
188-0-330-075	8	1,473.19	887.50
188-0-330-085	8	1,473.19	887.50
188-0-330-095	8	1,473.19	887.50
188-0-330-105	7	1,816.32	1,094.20
188-0-330-115	8	1,473.19	887.50
188-0-330-125	8	1,473.19	887.50
188-0-330-135	7	1,816.32	1,094.20
188-0-330-145	8	1,473.19	887.50
188-0-330-155	8	1,473.19	887.50
188-0-330-165	7	1,816.32	1,094.20
188-0-330-175	8	1,473.19	887.50
188-0-330-185	8	1,473.19	887.50
188-0-330-195	7	1,816.32	1,094.20
188-0-330-205	8	1,473.19	887.50
188-0-330-215	8	1,473.19	887.50
188-0-330-225	8	1,473.19	887.50
188-0-330-235	8	1,473.19	887.50
188-0-330-245	7	1,816.32	1,094.20
188-0-330-255	8	1,473.19	887.50
188-0-330-265	8	1,473.19	887.50
188-0-330-275	7	1,816.32	1,094.20
188-0-330-285	8	1,473.19	887.50
188-0-330-295	8	1,473.19	887.50
188-0-330-305	7	1,816.32	1,094.20
188-0-330-315	8	1,473.19	887.50
188-0-330-325	8	1,473.19	887.50
188-0-330-335	7	1,816.32	1,094.20
188-0-330-345	8	1,473.19	887.50
188-0-330-355	8	1,473.19	887.50
188-0-330-365	8	1,473.19	887.50
188-0-330-375	8	1,473.19	887.50
188-0-330-385	7	1,816.32	1,094.20
188-0-330-395	8	1,473.19	887.50

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-330-405	8	1,473.19	887.50
188-0-330-415	7	1,816.32	1,094.20
188-0-330-425	8	1,473.19	887.50
188-0-340-015	7	1,816.32	1,094.20
188-0-340-025	8	1,473.19	887.50
188-0-340-035	8	1,473.19	887.50
188-0-340-045	7	1,816.32	1,094.20
188-0-340-055	8	1,473.19	887.50
188-0-340-065	8	1,473.19	887.50
188-0-340-075	7	1,816.32	1,094.20
188-0-340-085	8	1,473.19	887.50
188-0-340-095	8	1,473.19	887.50
188-0-340-105	7	1,816.32	1,094.20
188-0-340-115	8	1,473.19	887.50
188-0-340-125	8	1,473.19	887.50
188-0-340-135	8	1,473.19	887.50
188-0-340-145	8	1,473.19	887.50
188-0-340-155	7	1,816.32	1,094.20
188-0-340-165	8	1,473.19	887.50
188-0-340-175	8	1,473.19	887.50
188-0-340-185	7	1,816.32	1,094.20
188-0-340-195	8	1,473.19	887.50
188-0-340-205	8	1,473.19	887.50
188-0-340-215	7	1,816.32	1,094.20
188-0-340-225	8	1,473.19	887.50
188-0-340-235	8	1,473.19	887.50
188-0-340-245	7	1,816.32	1,094.20
188-0-340-255	8	1,473.19	887.50
188-0-340-265	8	1,473.19	887.50
188-0-340-275	8	1,473.19	887.50
188-0-340-285	8	1,473.19	887.50
188-0-340-295	7	1,816.32	1,094.20
188-0-340-305	8	1,473.19	887.50
188-0-340-315	8	1,473.19	887.50
188-0-340-325	7	1,816.32	1,094.20
188-0-340-335	8	1,473.19	887.50
188-0-340-345	8	1,473.19	887.50
188-0-340-355	7	1,816.32	1,094.20
188-0-340-365	8	1,473.19	887.50
188-0-340-375	8	1,473.19	887.50
188-0-340-385	7	1,816.32	1,094.20
188-0-340-395	8	1,473.19	887.50

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**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>
188-0-340-405	8	1,473.19	887.50
188-0-340-415	8	1,473.19	887.50
188-0-340-425	8	1,473.19	887.50
188-0-350-065	10	1,071.60	645.56
188-0-350-075	9	1,263.19	760.98
188-0-350-085	9	1,263.19	760.98
188-0-350-095	9	1,263.19	760.98
188-0-350-105	9	1,263.19	760.98
188-0-350-115	10	1,071.60	645.56
188-0-350-125	10	1,071.60	645.56
188-0-350-135	9	1,263.19	760.98
188-0-350-145	9	1,263.19	760.98
188-0-350-155	9	1,263.19	760.98
188-0-350-165	9	1,263.19	760.98
188-0-350-175	10	1,071.60	645.56
188-0-350-235	8	1,473.19	887.50
188-0-350-245	9	1,263.19	760.98
188-0-350-255	8	1,473.19	887.50
188-0-350-265	8	1,473.19	887.50
188-0-350-275	8	1,473.19	887.50
188-0-350-285	8	1,473.19	887.50
188-0-350-295	9	1,263.19	760.98
188-0-350-305	9	1,263.19	760.98
188-0-350-315	8	1,473.19	887.50
188-0-350-325	8	1,473.19	887.50
188-0-350-335	8	1,473.19	887.50
188-0-350-345	8	1,473.19	887.50
188-0-350-355	9	1,263.19	760.98
188-0-350-365	8	1,473.19	887.50
188-0-350-375	10	1,071.60	645.56
188-0-350-385	10	1,071.60	645.56
188-0-350-395	10	1,071.60	645.56
188-0-350-405	10	1,071.60	645.56
188-0-350-415	9	1,263.19	760.98
188-0-350-425	8	1,473.19	887.50
188-0-350-435	8	1,473.19	887.50
188-0-350-445	8	1,473.19	887.50
188-0-350-455	8	1,473.19	887.50
188-0-361-015	8	1,473.19	887.50
188-0-361-025	7	1,816.32	1,094.20
188-0-361-035	8	1,473.19	887.50
188-0-361-045	8	1,473.19	887.50

Slight variances may occur due to rounding

**City of Oxnard**  
**Seabridge at Mandalay Bay CFD No. 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Land Use Class	Max Tax Rate	Levy Total
188-0-361-055	7	1,816.32	1,094.20
188-0-361-065	8	1,473.19	887.50
188-0-361-075	8	1,473.19	887.50
188-0-361-085	8	1,473.19	887.50
188-0-361-095	8	1,473.19	887.50
188-0-361-105	8	1,473.19	887.50
188-0-361-115	8	1,473.19	887.50
188-0-362-015	8	1,473.19	887.50
188-0-362-025	7	1,816.32	1,094.20
188-0-362-035	8	1,473.19	887.50
188-0-362-045	8	1,473.19	887.50
188-0-362-055	7	1,816.32	1,094.20
188-0-362-065	8	1,473.19	887.50
188-0-362-075	8	1,473.19	887.50
188-0-362-085	8	1,473.19	887.50
188-0-362-095	8	1,473.19	887.50
188-0-362-105	8	1,473.19	887.50
188-0-362-115	8	1,473.19	887.50
188-0-363-015	8	1,473.19	887.50
188-0-363-025	7	1,816.32	1,094.20
188-0-363-035	8	1,473.19	887.50
188-0-363-045	8	1,473.19	887.50
188-0-363-055	7	1,816.32	1,094.20
188-0-363-065	8	1,473.19	887.50
188-0-363-075	8	1,473.19	887.50
188-0-363-085	8	1,473.19	887.50
188-0-363-095	8	1,473.19	887.50
188-0-363-105	8	1,473.19	887.50
188-0-363-115	8	1,473.19	887.50
188-0-364-015	8	1,473.19	887.50
188-0-364-025	7	1,816.32	1,094.20
188-0-364-035	8	1,473.19	887.50
188-0-364-045	8	1,473.19	887.50
188-0-364-055	7	1,816.32	1,094.20
188-0-364-065	8	1,473.19	887.50
188-0-364-075	8	1,473.19	887.50
188-0-364-085	8	1,473.19	887.50
188-0-364-095	8	1,473.19	887.50
<b>542 Accounts</b>		<b>1,344,753.16</b>	<b>\$810,122.48</b>
<b>542 Total Accounts</b>		<b>1,344,753.16</b>	<b>\$810,122.48</b>

Slight variances may occur due to rounding