



**County of El Dorado**  
**OFFICE OF AUDITOR-CONTROLLER**

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DATE: September 1, 2021  
TO: **CAMERON ESTATES COMMUNITY SERVICE DISTRICT**  
Via: Posting to Auditor's Website; Emailing to known Email Addresses; hard copy mailed USPS  
FROM: Sally Zutter, Accounting Division Manager  
SUBJECT: Property Tax Revenue Estimates for the FY21/22 Lien Date Tax Rolls

As a courtesy, the Auditor/Controller is providing the enclosed revenue estimates of the 1% general property tax revenues for the fiscal year 2021/22 lien date tax rolls. These revenue estimates are categorized by revenue source. A multi-year history of revenue estimates may be located at:

[https://www.edcgov.us/Government/Auditor-Controller/PropTax/Pages/distribution\\_of\\_proposition\\_13\\_s\\_1\\_general\\_property\\_tax.aspx](https://www.edcgov.us/Government/Auditor-Controller/PropTax/Pages/distribution_of_proposition_13_s_1_general_property_tax.aspx)

These revenue estimates are based on the Assessor's assessment roll delivered to the Auditor in July for the January 1, 2021 statewide lien date. Pursuant to various State laws, the Auditor annually reports each local agency's current year assessed value via a multi-year history of assessed values by local agency located at:

[http://www.edcgov.us/Government/Auditor-Controller/PropTax/Pages/Assessed\\_Valuation\\_by\\_Agency\\_District.aspx](http://www.edcgov.us/Government/Auditor-Controller/PropTax/Pages/Assessed_Valuation_by_Agency_District.aspx)

The Assessor will begin processing certain changes to current year and prior year assessed values in July 2021 and continue through June 2022. These additions, deletions, and/or changes will cause the net billed amount to change throughout the fiscal year, thereby creating permanent variances from the enclosed revenue estimates.

The enclosed revenue estimates for the current year lien date tax rolls do not include the following items, which are processed throughout the fiscal year:

- Increases to taxes receivable/collections, due to Escaped taxes on increases in assessed value, which are billed for current/prior year tax rolls. These are posted to the district's general ledger fund (G/L) as objects 0100-0120 throughout the fiscal year.
- Refunds on current/prior year tax rolls due to reduced assessed values on paid tax bills. These items are posted to the G/L as objects 0100-0130 and 0360 throughout the fiscal year.
- Decreases to taxes receivable due to reduced assessed values on unpaid tax bills for current/prior year tax rolls. If secured (Teetered), these are posted to the G/L as objects 0100 and 0120. If unsecured (not Teetered), these aren't posted to the local Agency's G/L (since no revenue was previously posted), but the estimate enclosed is affected.
- Net collection of Supplemental taxes (pursuant to R&T§75 et seq.). The actual revenues are posted to the G/L as objects 0140 and 0150 throughout the fiscal year.
- Collection of current/prior year Aircraft revenue. Aircraft revenue is allocated based on situs (TRA) only to the County, City, and School Districts pursuant to State law. To calculate a revenue estimate for your agency, please review R&T§5451-5456 for allocation rules.
- Collection of current/prior miscellaneous taxes & subvention revenue such as Racehorse Tax, Timber Tax, U.S. Forest Reserve in Lieu, Open Space Subvention, Fish and Game in Lieu of Taxes, Federal Grazing Land Fees, and Highway Property Tax Rental. To calculate a revenue estimate for your agency, please see the local agency's prior year actual revenues plus applicable allocation laws.
- RDA Successor Agency Pass-through agreement amounts (applicable only to districts whose boundaries overlap with the former South Tahoe Redevelopment Agency Project #1) posted to the G/L as object 1200.
- VLF Swap revenues (applicable only to County/Cities) posted to the G/L as object 0179.

The local agency's actual amount of Property Tax Administrative Cost (R&T §95.3) will be deducted from the local agency's current secured tax revenue (G/L object 0100) in December 2021.

Pursuant to Government Code §53901, every local agency (except school districts) is required to file a copy of its 2021/22 annual budget with this office (Attn: Bob Toscano) by **August 30** unless applicable statutes allow for a different filing deadline (e.g. HS Code §13895). The City of South Lake Tahoe's deadline to file is November 29 due to its September 30 fiscal year end.

Additionally, enclosed is a special notice regarding the Caldor Fire's affect on all districts' property tax revenues.

## Caldor Fire Special Notice – Potential Effect on Property Tax Revenues

For: CAMERON ESTATES COMMUNITY SERVICE DISTRICT, Tax Code: 14303, FENIX G/L Org Code: 8024000

Property damaged by the Caldor Fire may be eligible for a reduction of ad valorem property tax pursuant to R&T Code §170 et seq. Any such reduction would affect district property tax revenues as outlined below (the table below presumes all else is equal). Additionally, the State may provide relief to certain districts for 2021/22 ad valorem property tax losses. Please review how the Caldor Fire may affect district property tax revenues, pursuant to state statutes, for several years to come even for those districts whose boundaries are not directly affected by the Caldor Fire.

### Definitions for this Special Notice:

**Ad Valorem** – Taxes that are based on the Net Assessed Value as determined by the Assessor.

**Affected Districts** – Only the districts in which the Damaged property is located.

**All Districts** – All 81 taxing jurisdictions (county/cities/districts/schools) with an AB8 Factor or Supplemental Factor.

**AB8 Factor – 0.030130%** is the revenue distribution factor for this district for all Proposition 13 1% ad valorem property taxes on the 2021/22 Tax Year's secured/unsecured tax rolls. Future year AB8 Factors will vary, in part depending upon the Affected District's ATI Factor share of any tax growth within the Affected District's TRA. *Note: AB8 Factor is not the same as Annual Tax Increment (ATI) Factor. The ATI Factor is the share of the 'growth in tax' allocated to a district within a specific Tax Rate Area (TRA) (see Auditor's website). The ATI factor and 'growth in tax' are used in the 1<sup>st</sup> step of a complex multi-step process to calculate the AB Factors for the Tax Year.*

**Supplemental Factor – 0.030130%** is the revenue distribution factor for this district for all Proposition 13 1% ad valorem property taxes on the 2021/22 Tax Year's supplemental tax rolls. Future year Supplemental Factors will vary. *Note: although the South Tahoe Redevelopment Successor Agency shows 0%, they receive 100% of any supplemental revenues within their project area (TRA 002-007 near Stateline).*

**Damaged** – Eligible for R&T §170 reduction in assessed value by the Assessor.

**Restored** – Assessor determines that the Base Year Values may be partially/fully restored.

**Tax Year** – July through June of each year.

### Proposition 13's 1% Ad Valorem Property Taxes:

Scenario = Property Damaged August 2021 + one of:	Tax Year 2021/22 Effect on Revenue	Tax Year 2022/23 Effect on Revenue	Tax Year 2023/24 Effect on Revenue	Tax Year 2024/25 Effect on Revenue
Not Restored	Who: All Districts Revenue: Decrease Factor: Supplemental	Who: Affected Districts Revenue: Decrease Factor: a lower AB8%	Who: Affected Districts Revenue: Ongoing Decrease Factor: Ongoing lower AB8%	Who: Affected Districts Revenue: Ongoing Decrease Factor: Ongoing lower AB8%
Sold in Unrestored Condition February 2022	Who: All Districts Revenue: Decrease Factor: Supplemental	Who: Affected Districts Revenue: Decrease Factor: a lower AB8% + Who: All Districts Revenue: Increase/Decrease Factor: Supplemental	Who: Affected Districts Revenue: Increase/Decrease Factor: a higher/lower AB8%	Who: Affected Districts Revenue: Ongoing Increase/Decrease Factor: Ongoing higher/lower AB8%
Restored October 2022	Who: All Districts Revenue: Decrease Factor: Supplemental	Who: Affected Districts Revenue: Decrease Factor: a lower AB8% + Who: All Districts Revenue: Increase Factor: Supplemental	Who: Affected Districts Revenue: Increase Factor: a higher AB8%	Who: Affected Districts Revenue: Ongoing Increase Factor: ongoing higher AB8%
Restored October 2023	Who: All Districts Revenue: Decrease Factor: Supplemental	Who: Affected Districts Revenue: Decrease Factor: a lower AB8%	Who: Affected Districts Revenue: Ongoing Decrease Factor: Ongoing lower AB8% + Who: All Districts Revenue: Increase Factor: Supplemental	Who: Affected Districts Revenue: Increase Factor: higher AB8%
Potential One-Time State Relief	Who: All Districts (except non-basic aid & intercounty K-12) Revenue: Increase Factor: Supplemental	n/a	n/a	n/a

**Voter Debt (Ad Valorem General Obligation Bond Debt Service):**

Currently, only K-14 schools and the Cameron Park CSD has Voter Debt.

For the 2021/22 Tax Year, the Affected Districts would expect to experience a reduced amount of revenue via the supplemental tax roll. For future Tax Years, the applicable county Auditor-Controller may need to set K-14 Affected District debt service rates higher if the K-14 Affected District's lien date assessed values are negatively impacted.

**Direct Charges (Non-Ad Valorem):**

Since direct charges are non-ad valorem, direct charges are not eligible for R&T Code §170 calamity treatment. However, if the Affected District's direct charge calculation methodology is based on improved/unimproved and/or number of units, then subsequent Tax Years may be affected. Please consult with district counsel, as needed.

**FY21/22 Current Year Property Tax Roll - 1/1/21 Lien Date Revenue Estimates**  
**FOR: CAMERON ESTATES COMMUNITY SERVICE DISTRICT, Tax Code: 14303, G/L Organization Code: 8024000**

<u>Current Year Tax Roll Type</u>	<u>G/L Object</u>	<u>Estimated Revenue</u>	<u>Special Notes</u>
<b>Secured – Local</b>	<b>0100</b>	<b>111,612</b>	Net of 92/93 ERAF (AKA ERAF I) and 93/94 ERAF (AKA ERAF II). On Teeter Plan which guarantees 100% of net billed amount by end of FY regardless of delinquencies.
<b>Secured - Unitary/SBE</b> (State Assessed Property)	<b>0100</b>	<b>1,877</b>	On Teeter Plan (see above). Billed/collected on local secured roll, but has its own set of distribution factors.
<b>RDA Tax Increment, if applicable</b>	<b>0100</b>		On Teeter Plan, see above.
Total Estimate for Object	0100	113,489	
<b>Unsecured</b>	<b>0110</b>	<b>1,934</b>	Net of ERAF I and ERAF II.
<b>Homeowner's Exemption</b>	<b>0820</b>	<b>838</b>	State Reimbursement per California Constitution. Net of ERAF I & ERAF II.
Total Estimated Property Tax Revenue		116,261	
<b>Property Tax Administrative Cost</b>	<b>0100</b>	<b>(2,470)</b>	Estimated using last year's actual cost + 15% estimated increase. For the County General fund only. State law requires the County General Fund to additionally pay the share calculated for K-12 Schools, Community Colleges, and ERAF (shown below).
Net Estimated Revenue		<u>113,791</u>	From current year January 1 lien date tax rolls.

FYI: local agency's ERAF I amount for the FY is:  
FYI: local agency's ERAF II amount for the FY is:

(43,944) } [Negatives amounts = reductions to local agency's revenues, while  
Positive amounts = additions to local agency's revenues.

FYI: Unreimbursed Schools' Property Tax Administrative Cost - The County is required by State statute to calculate the school's share of Property Tax Administrative Cost, but is prohibited from reimbursement.

FYI: The following distribution factors are in effect for July 2021 - June 2022: 0.030130% = AB8 Factor (for current year secured/unsecured tax rolls)  
0.030130% = Supplemental Factor (for current year supplemental tax rolls)