



County of El Dorado
OFFICE OF AUDITOR-CONTROLLER

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DATE: August 29, 2025
TO: **CAMERON ESTATES COMMUNITY SERVICE DISTRICT**
Via: Posting to Auditor's Website; Emailing to known Email Addresses
FROM: Property Tax Division, (530) 621-5470 x4
SUBJECT: Property Tax Revenue Estimates for the FY 2025/26 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 2025/26 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.eldoradocounty.ca.gov/County-Government/County-Departments/Auditor-Controller/Property-Tax/Distribution-of-Proposition-13s-1-General-Property-Tax>

These revenue estimates are based on the Assessor's assessment roll delivered to the Auditor in July for the January 1, 2025 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:

<https://www.eldoradocounty.ca.gov/County-Government/County-Departments/Auditor-Controller/Property-Tax/Assessed-Valuation-by-Agency-District>

The Assessor began processing certain changes to current year and prior year assessed values in July 2025 and continue through June 2026. 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 Code §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 Code §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 Code §95.3) will be deducted from the local agency's current secured tax revenue (G/L object 0100) in December 2025.

Pursuant to Government Code §53901, every local agency (except school districts) is required to file a copy of its 2025/26 annual budget with the El Dorado County Auditor-Controller **by August 30, 2025** unless applicable statutes allow for a different filing deadline (e.g., HSC §13895). The City of South Lake Tahoe's deadline to file is November 29 due to its September 30 fiscal year end.

FY 2025/26 Current Year Property Tax Roll – 1/1/2025 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>
Secured – Local	0100	131,678	Net of 92/93 ERAF (AKA ERAF 1) and 93/94 ERAF (AKA ERAF 2). On Teeter Plan which guarantees 100% of net billed amount by end of FY regardless of delinquencies.
Secured - Unitary/SBE (State Assessed Property)	0100	3,007	On Teeter Plan (see above). Billed/collected on local secured roll, but has its own set of distribution factors. Not subject to ERAF.
RDA Tax Increment, if applicable	0100		On Teeter Plan, see above.
Total Estimate for Object	0100	134,685	
Unsecured Non-Aircraft	0110	2,675	Net of ERAF 1 and ERAF 2.
Unsecured Aircraft	0110		Only distributed to County/Cities/K-12 schools. Not subject to ERAF.
Homeowner's Exemption	0820	775	State Reimbursement per California Constitution. Net of ERAF 1 & ERAF 2.
Total Estimated Property Tax Revenue		138,135	
Property Tax Administrative Cost	0100	(2,438)	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>135,697</u>	From current year January 1 lien date tax rolls.
FYI: local agency's ERAF 1 amount for the FY is:		(51,914)	<div> <div>Negatives amounts = reductions to local agency's revenues, while</div> <div>Positive amounts = additions to local agency's revenues.</div> </div>
FYI: local agency's ERAF 2 amount for the FY is:		0	
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 2025 - June 2026:		0.028564%	0.028564% = AB8 Factor (for current year secured/unsecured tax rolls)
			0.028564% = Supplemental Factor (for current year supplemental tax rolls)