

A photograph of a stone wall with a plaque that reads "EastGarrison". The wall is made of large, irregular stones in shades of tan and brown. The plaque is a light-colored rectangular stone with the words "EastGarrison" in a black, serif font. Below the plaque, there are some green plants and small purple flowers. The background shows some trees and a building in the distance.

EastGarrison

MELLO-ROOS SPECIAL ANNUAL TAX

Fiscal Year 2025-26

BEFORE MELLO-ROOS

- Prior to Proposition 13
 - Governments could assess property taxes based on community need
- Proposition 13 (passed 1978)
 - Limited local government's ability to assess property taxes

WHAT IS MELLO-ROOS?

Financing Tool to fund public infrastructure and services

- Approved by Legislature in 1982 to fill Proposition 13 funding gaps
- Sponsored by Senator Henry Mello and Assemblyman Mike Roos

Mechanism to fund services that public agency budgets can no longer sustain

Facilities: Improvements with useful life of 5+ years

- Roads
- Drainage
- Parks
- Open space

Services: To extent service is greater than provided before CFD formed:

- Roadways & sidewalks
- Storm drainage and surface water
- Public parks and open space
- Street lighting
- Monterey County Sheriff's Department



WHAT
DOES
MELLO-
ROOS
COVER?

WHY IS MELLO-ROOS USED?

- Limited federal, state or local funding available for public infrastructure & services
- Bonds issued for infrastructure have Tax-exempt interest rates - lowering financing costs
- Agencies can secure funding for improvements in a timelier manner than “pay-as-you-go” funding
- Cost of financing is disclosed and can be considered in home-buying decision

FACILITIES SPECIAL TAX FORMULA

- Maximum Facilities Tax escalates by 2% each fiscal year
- Facilities Special Tax Requirement
 - Determined by County staff each fiscal year
 - Includes debt service on bonds and administrative expenses
- Levied at 64% of the Maximum Facilities Tax
- Sunset date is fiscal year 2055-56

FACILITIES SPECIAL TAX REQUIREMENTS

Series 2016 Bonds

Interest Payment (March 1, 2026)	\$181,100
Interest Payment (September 1, 2026)	\$181,100
Principal Payment (September 1, 2026)	<u>\$140,000</u>
Total	\$502,200

Series 2019 Bonds

Interest Payment (March 1, 2026)	\$135,959
Interest Payment (September 1, 2026)	\$135,959
Principal Payment (September 1, 2026)	<u>\$260,000</u>
Total	\$531,919

Total Debt Service	\$1,034,119
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CFD Administrative Expenses	\$105,415
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Facilities Special Tax Requirement for Fiscal Year 2025-26	\$1,139,533
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SERVICES SPECIAL TAX FORMULA

- Maximum Services Tax escalates annually by the lesser of:
 - Flat 4%
 - Change in CPI (1.27%)
- Services Special Tax Requirement
 - Services Budget determined by County staff each fiscal year
- Revised tax bills are levied at 74% of the Maximum Services Tax
- Services Tax levied in perpetuity

Services Special Tax Requirement	FY 2025-26
Services Budget	\$2,169,220
County Fee	4,126
Less: Surplus Funds Available	<u>(523,045)</u>
Total Services Special Tax Levy	\$1,650,301

SERVICES
SPECIAL TAX REQUIREMENTS

Product Type	FY 2025-26 Maximum Facilities Special Tax	FY 2025-26 Actual Facilities Special Tax	Units/ Acres	FY 2025-26 Maximum Services Special Tax	FY 2025-26 Actual Services Special Tax	Units/ Acres
Single Family Detached Property	<i>(per Residential Unit)</i>			<i>(per Residential Unit)</i>		
Less than 1,400 Sq. Ft.	\$1,605.36	\$1,032.06	0 Units	\$1,825.96	\$1,351.22	0 Units
1,400 - 1,550 Sq. Ft.	\$1,741.20	\$1,119.38	54 Units	\$1,983.40	\$1,467.72	57 Units
1,551 - 1,700 Sq. Ft.	\$1,856.32	\$1,193.38	179 Units	\$2,112.88	\$1,563.54	188 Units
1,701 - 1,850 Sq. Ft.	\$2,016.74	\$1,296.52	59 Units	\$2,293.86	\$1,697.46	63 Units
1,851 - 2,000 Sq. Ft.	\$2,177.14	\$1,399.64	198 Units	\$2,476.30	\$1,832.46	210 Units
2,001 - 2,150 Sq. Ft.	\$2,292.28	\$1,473.66	60 Units	\$2,608.72	\$1,930.46	66 Units
2,151 - 2,300 Sq. Ft.	\$2,475.96	\$1,591.74	26 Units	\$2,817.66	\$2,085.06	30 Units
2,301 - 2,450 Sq. Ft.	\$2,544.52	\$1,635.82	47 Units	\$2,894.18	\$2,141.70	52 Units
2,451 - 2,600 Sq. Ft.	\$2,635.08	\$1,694.04	34 Units	\$3,000.10	\$2,220.08	36 Units
2,601 - 2,750 Sq. Ft.	\$2,795.48	\$1,797.16	3 Units	\$3,182.56	\$2,355.10	4 Units
2,751 - 2,900 Sq. Ft.	\$2,910.62	\$1,871.18	46 Units	\$3,312.04	\$2,450.90	50 Units
Greater than 2,900 Sq. Ft.	\$3,025.74	\$1,945.18	21 Units	\$3,442.98	\$2,547.80	23 Units
Single Family Attached Property	<i>(per Residential Unit)</i>			<i>(per Residential Unit)</i>		
Less than 800 Sq. Ft.	\$1,009.02	\$648.68	0 Units	\$1,147.66	\$849.26	0 Units
800 - 1,000 Sq. Ft.	\$1,169.42	\$751.80	0 Units	\$1,330.12	\$984.28	0 Units
1,001 - 1,450 Sq. Ft.	\$1,236.68	\$795.04	0 Units	\$1,409.56	\$1,043.08	51 Units
1,451 - 1,650 Sq. Ft.	\$1,513.52	\$973.00	0 Units	\$1,720.02	\$1,272.82	0 Units
1,651 - 1,800 Sq. Ft.	\$1,672.64	\$1,075.30	14 Units	\$1,903.94	\$1,408.92	14 Units
1,801 - 1,975 Sq. Ft.	\$1,809.76	\$1,163.46	46 Units	\$2,061.38	\$1,525.42	47 Units
1,976 - 2,150 Sq. Ft.	\$1,902.90	\$1,223.34	0 Units	\$2,165.84	\$1,602.72	0 Units
Greater than 2,150 Sq. Ft.	\$2,016.74	\$1,296.52	36 Units	\$2,293.86	\$1,697.46	38 Units
	<i>(per Acre)</i>			<i>(per Acre)</i>		
Other Property	\$32,704.96	\$0.00	0.0 Acres	/1	\$0.00	0.0 Acres
Undeveloped Property	\$32,704.96	\$0.00	8.3 Acres	\$0.00	\$0.00	8.3 Acres

Total FY 2025-26 Special Tax Levy

INFORMATION



County Presents Special Tax Levy Annually in September



CFD Tax Administration Report Posted on County website



CDIAC Yearly Fiscal Status
Report for Series 2016 & 2019 Posted to County website
Bonds

CONTACTS

MELLO-ROOS SPECIAL TAX ASSESSMENT

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