

CITY OF AMERICAN CANYON

Fiscal Year 2026/27 Consolidated Engineer's Report For:

Landscape and Lighting Assessment District

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Prepared by:



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1. ENGINEER'S LETTER

The City Council of the City of American Canyon (the "City"), State of California, directed NBS to prepare and file a report, in accordance with Chapter 1, Article 4 of the Landscaping and Lighting Act of 1972 (the "Act"), presenting the plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the City's Landscape and Lighting Assessment District (the "Assessment District") for Fiscal Year 2026/27. The report includes a diagram for the Assessment District, showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing the improvements, and the net amount upon all assessable lots and/or parcels within the Assessment District in proportion to the special benefit received.

The assessment for each parcel is in compliance with the Proposition 218 Omnibus Implementation Act and Section 4 of Article XIII D of the California Constitution. The proposed assessments are not proposed to increase by more than the approved maximum allowable increases.

The following table shows: (i) the total amount to be collected against all parcels in the Assessment District in FY 2026/27 ("FY 2026/27 Annual Assessment Amount") and (ii) within the boundaries of the Assessment District, parcels are assigned various zones ("Zones") each of which is associated with a set of improvements and/or type of improvements that provide special benefits to properties within that Zone.

Zones	ESD Units ⁽²⁾	Acres	FY 2026/27 Maximum Rate	FY 2026/27 Proposed Rate	FY 2026/27 Annual Assessment Amount
Zone 1 – La Vigne	466.00		\$742.81	\$540.00	\$251,640.00
Zone 2 – Vintage Ranch	860.40		\$1,138.62	\$450.00	\$387,180.00
Zone 3 – Napa Junction ⁽¹⁾	570.92	46.04	\$2,928.28	\$1,334.22	\$179,640.92

- (1) Zone 3 – Napa Junction is a mixed-use project. The maximum assessment rate is a combined rate of \$416.40 per ESD units and \$2,511.88 per acres. The proposed rate is a combined rate of \$225.22 per ESD units and \$1,109.00 per acre.
- (2) Equivalent Single-Family Dwelling ("ESD") unit are assigned to each parcel in the zones based on development status and land use classification.

2. INTRODUCTION

2.1 Background

The District was established in January 2001 to provide a dedicated funding source for the operation and maintenance of landscaping and lighting improvements that benefit parcels within the La Vigne Subdivision (Zone 1). In accordance with Proposition 218 and the Landscape and Lighting Act of 1972, the Engineer's Report prepared at the time of formation established the assessment methodology, maximum assessment amounts, and an annual escalation factor to account for inflation. The approved escalation allows assessments to increase annually based on the All Urban Consumers (San Francisco Area) Consumer Price Index (CPI) published by the U.S. Department of Labor, Bureau of Labor Statistics. These CPI adjustments may be applied without additional property owner notice or balloting; however, any increase above the approved inflation factor would require an assessment ballot process under Proposition 218.

Since the District's formation, additional areas have been annexed as development has occurred. The Vintage Ranch Subdivision (Zone 2) and the Napa Junction Mixed Use Development (Zone 3) were added to the District, and in July 2020 the Villages at Vintage Ranch, a 159-unit apartment complex, was annexed into Zone 2. Each annexation included approval of the same CPI-based annual escalation provision.

2.2 Engineer's Report Contents

The Landscape and Lighting Act of 1972 requires the preparation and adoption of an annual Engineer's Report by the City Council in order to levy and collect assessments for the upcoming fiscal year. The City Council has appointed NBS as the Engineer of Work to prepare this Annual Engineer's Report.

The first step in this process is for the City Council to adopt a resolution that generally describes any proposed new improvements or any substantial changes in existing improvements and orders the engineer to prepare and to file the Engineer's Report.

This report identifies the improvements to be maintained, the proposed maintenance budgets, and the assessments necessary to fund those costs. It also documents any land use changes or annexations within the District. For Fiscal Year 2026/27, the report calculates the maximum allowable assessment for each zone using the annual CPI escalation factor (2.17% for 2026) and confirms that the proposed assessments for Zones 1, 2, and 3 remain below the maximum permitted levels.

3. PLANS AND SPECIFICATIONS

Pursuant to sections 22567(a) and 22568 of the 1972 Act, this report describes the existing and any proposed improvements for the Districts. The sections below provide general descriptions of the improvements maintained by the Districts. The purpose of the Districts is to provide for the continued maintenance, operation, and servicing of various public improvements specially benefiting property within the Districts.

3.1 Description of Boundaries of the Districts

Exhibits from the Engineer's Report at the formation of the District define the boundaries and maintenance areas of each Zone within the District. These exhibits are on file and available for review at the Office of the City Engineer and, in conjunction with the County of Napa (the "County") Assessor's maps of the areas annexed, comprise the assessment diagrams for the respective annexations. The Assessor's maps are on file in the office of the County Assessor and are, by reference, made a part of this Report.

3.2 Description of Improvements and Services

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various landscaping or lighting improvements that are maintained and serviced for the benefit of real property within the District. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, professional contract services, construction and maintenance, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services for each Zone. The improvements provided within the District and for which parcels receive special benefits are generally described in the following paragraphs.

Zone 1 – La Vigne

This Zone provides for the funding of the following improvements, illustrated on the Zone 1 Assessment Diagram found in Section 8:

The maintenance and operation including repair, replacement, and servicing of street light standards, luminaries, wiring, and appurtenances necessary to provide street lighting within Zone 1.

The installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, planting and irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, masonry walls and concrete or wood appurtenances, all as delineated on the improvements plans for APN 059-100-006 prepared by Carlson, Barbee & Gibson, Inc. dated June 1, 1999 or as specified in the City of American Canyon Public Works Department, Engineering Division Standard Details and Specifications.

Specifically, this work includes the following:

- Along the entire north side of Parcel A: landscaping and the public walkway adjacent to the creek running through La Vigne subdivision.
- Parcel B: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to parcel B; landscape and park area north of Parcel A and south of the north Via

Bellagio entry including the entry monument and the median area in Via Bellagio and special amenities.

- Parcel C: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel C; landscaping and detention basin landscaping including entry monument and special amenities and the median area within Via Bellagio.
- Parcel D: landscape right-of-way area along east side of Flosden Road, including the median area directly adjacent to Parcel D; landscaping and sound wall west of Parcel J including entry monument and special amenities.
- Parcel E: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel E and right-of-way area along south side of American Canyon Road to Via Firenze; median landscape areas within Via Firenze at the intersection of American Canyon Road, landscaping and sound wall north and west of La Vigne Unit 1 including entry monuments and special amenities.
- Parcel F: landscape right-of-way area along south side of American Canyon Road to the wetlands restoration area, asphalt and DG trail, sound wall and landscape area north of Parcel F, entry monuments, and special amenities.
- Parcel G: Asphalt trail extending from Parcel F to southern subdivision boundary.
- Parcel H: Special amenities and landscape within park site, “Via Bellagio Park.”
- Parcel K: Special amenities and landscape within park site, “Pelleria Park.”
- Via Bellagio including the entire length of the landscape right-of-way area from back of curb to face of sidewalk including ancillary medians that intersect Via Bellagio from adjoining parcels and neighborhoods. Entry monuments are not included as they are noted in other parcel descriptions.

The assessments collected in the Zone may also fund any and all incidental expenses in connection there to, all as more particularly authorized pursuant to the Landscaping and Lighting Act.

Zone 2 – Vintage Ranch

This zone provides funding for the maintenance of landscaping, public walkways, creeks and their related improvements, creek trails, landscaping related to water quality basins and ponds, streetscapes, Class 1 bikeways, walls and fences, maintenance and electricity of street lighting, a portion of intersection traffic signals, and parks within Vintage Ranch. The Assessment Diagram in Section 8 illustrates the location of these improvements including:

- Silver Oak Park, “LOT A”
- Shenandoah Park, “LOT H”
- PG&E Linear Park, “LOT F”
- Environmentally sensitive areas located on Lots A, C, D, G & in setback areas and ponds 1
- The Creek Trail System along the south side of the tract, north of parcel C
- Streetscapes within Vintage Ranch, including landscaped areas at the end of Farentino and the end of the Newhall right-of-way (at the dead end)

- The Class 1 Bikeway on Newell Drive
- Fence and Wall Maintenance
- Water Quality Basins 1, 2, 3 & 4
- Street Lighting
- 25% of the traffic signals at Flosden and American Canyon Road; Silver Oak and American Canyon Road, Newell and Silver Oak, and Donaldson and Highway 29

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Zone 3 – Napa Junction Mixed Use Project

This Zone maintains landscaping, streetscape, bikeways, landscaping related to water basins, park areas, fencing, street lighting and traffic signals within the Napa Junction Mixed Use Project. The Assessment Diagram in Section 8 illustrates the location of these improvements specifically:

- Streetscapes
- Class 1 Bikeways
- Highway 29 Ditch (Water Quality Basin 1)
- Small Park (Water Quality Basin 3)
- Street Lighting
- 25% of the traffic signal at Eucalyptus and Highway 29
- Caltrans right-of-way maintenance along the westerly border of the zone adjacent to the Napa Junction Phase I & II commercial development
- Improvements along the north and south sides of Napa Junction Road as part of the Napa Junction III development
- Multi-Use path/utility access road along the western property line of the Napa Junction III development
- Parcel 4 – Open space and wetlands parcel

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

4. BENEFITS FROM IMPROVEMENTS

4.1 Special Benefits Identified

The Assessment District provides for the maintenance and repair of public parks and landscaping, landscaping related to water quality basins, environmentally sensitive areas, trails, bikeways, streetlights, and traffic signals. As determined at the time of formation, when these facilities are well maintained and in good working order, they provide benefits that are unique and special to the property within the district including:

Satisfaction of project design and mitigation requirements included within the CEQA documents for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.

Satisfaction of Conditions of Approval for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.

Provision of public safety benefits resulting from well-lit streets. Street lighting uniquely benefits the property within the zones that are adjacent to the lighting provided.

Provision of public safety benefits resulting from functioning traffic signals. Traffic signals benefit property within the zone by providing for safe ingress and egress from the property. Traffic signals also provide general benefits to all motorists that are able to travel safely on the roadway system. Twenty-five percent of the traffic signal maintenance costs are allocated to the benefiting zones reflecting the approximate amount of trips associated with development in the zones.

Provision of public safety benefits resulting from the maintenance of water quality detention basins. The water quality detention basins are part of the storm water management system which allows for adequate drainage and prevents flooding and destruction of landscape amenities within the zones. Adequate drainage and protection from flooding is a unique and special benefit to the properties within the zones.

Provision of public recreation benefits resulting from the parks and open spaces. The parks and open spaces within each zone are designed as local features that are integrated within the development and easily accessible to neighboring properties. These features are part of the overall park system, which also includes community facilities, which provide more regionally appropriate facilities (ball fields etc.). The local parks and open spaces uniquely benefit the property within each zone because they have been designed to be accessible and useful for the developed property in each zone.

Provision of aesthetic benefits resulting from parks, open space, and other landscaping features. The parks, open space and landscaping features are internal or directly adjacent to the properties in the zone, hence the aesthetic benefits provided from well-maintained landscaping features are experienced by the properties in the zone.

Provision of public safety benefits resulting from the maintenance of parks and open spaces. Unmaintained parks and open spaces can attract litter, vectors and other undesirable features that create health and safety problems for adjoining properties. Adequate maintenance uniquely benefits the property in each zone because these potentially adverse effects do not occur.

4.2 General Benefits Identified

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement for the development of the zones and are designed for the benefit of properties within the zones. As mentioned above, the City contributes funds from the general fund to account for park usage by residents living outside the zones. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks. The City also makes contributions to landscaping improvements, upgrades, and replacements, acknowledging that there is some general benefit from the landscaping conferred to all residents of the City.

5. ESTIMATE OF COSTS

The estimated costs associated with the improvements as described in the Plans and Specifications are summarized on the following pages.

5.1 Fiscal Year 2026/27 Cost Estimates

The following table shows estimated costs associated with each Zone for work to occur in FY 2026/27.

District	Fiscal Year 2026/27
Zone 1	\$470,347.00
Zone 2	\$724,877.20
Zone 3	\$186,146.00
Reserve Contributions	(\$562,909.24)
Balance to Assessment	\$818,460.96

5.1.1 COST CATEGORIES AND DESCRIPTIONS

The following definitions describe the costs and expenses included in the District Budget:

Maintenance Cost

General Repairs and Maintenance (Code-42310): This item includes the costs of materials, supplies and contract services for the repair and/or maintenance of district facilities and improvements including irrigation system repairs, maintenance of landscaping related to water quality basins and appurtenant facilities, repairs to play structures, concrete or asphalt pathways, decorative entry walls and other improvements as listed in this report within the District. This item also includes costs of incidental miscellaneous materials and supplies used by City staff for the maintenance and repair of Assessment District improvements.

Electric (Code-43210): This item includes the costs to furnish electricity required for the operation and maintenance of the sprinklers and irrigation controllers, and streetlights.

Water (Code-43230): This item includes the costs to furnish irrigation water for the landscaping within the District.

Capital Repair/Maintenance Costs

Funds will be transferred annually from the restricted reserve fund balance within each zone as needed to fund the completion of the projects listed in the current year's budget for each of the zones. Any funds not expended will remain in the restricted reserve until needed for the completion of future capital projects or major maintenance activities. This will include the replacement/rehabilitation of the facilities shown in the capital reserve plan which is being developed for each zone.

District Expenses

Engineering Contract Services (Code-42130): This item includes the costs for the preparation of the Annual Engineer's Report and Assessment Roll as required by law for the placement of the assessments on the property tax roll.

Inspection/Contract Documents/LLAD Administration (Code-48115): This item includes the costs of all departments and staff and consultants of the City for providing the coordination of District services, contract management, inspections, annual bid management, responding to public concerns, public education, and procedural matters associated with the District.

Napa County Auditor Charges (Code-42290): This item includes the cost charged by the County for the placement and collection of the assessments on the County Property Tax roll.

Reserve Funds

Un-Restricted/Operating Reserve Collection: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The Reserve Fund contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs.

Repair/Replacement – Restricted/Capital Reserve: This item includes funds for the repair/replacement of improvements or the installation of new improvements to further enhance the level and quality of service provided within the boundaries of the District. The fund may be allowed to accumulate in anticipation of any unforeseen expenses not included in the yearly maintenance costs. This may include but is not limited to the repair/replacement of improvements at the end of their useful life, upgrading or enhancement of improvements within the District, repair of damaged equipment due to vandalism, storms, and other similar events where the costs cannot be covered by the annual assessment levy.

General Fund Contribution for Parks: This item accounts for the general benefit portion of the maintenance costs for parks and the special benefit to parcels outside the district boundary.

Neighborhood Park Service Area: The City of American Canyon's Parks Master Plan establishes a standard service radius of one-half mile for neighborhood parks. This means any parcels located within a half-mile radius of a neighborhood park could potentially receive benefit from that park because all residents can access and use the park amenities.

The parks were installed as a condition of development and as a part of the specific developments surrounding the parks. Those parks confer a special benefit to the parcels within the Neighborhood Park Service Area, of which those developments are located and can be assessed. There are also parcels outside the District boundary that receive special benefit from the park improvements. The parcels within the District may only be assessed for their share of special benefit from the park improvements. The share of special benefit received by parcels outside the District must be funded by sources other than District assessments, they cannot be assessed to the parcels within the District.

The General Fund Contribution for Parks, shown on the District budget pages, accounts for the portion of special benefit conferred to parcels outside the District but inside a one-half mile radius of the parks, as well as the general benefit portion. A portion of this contribution is also from rental revenue received from individuals renting the park for personal activities.

5.2 Maintenance Cost Estimates

The Maintenance Costs for each Zone included in table 5.1 are described by expense type in the following tables.

Landscaping and Lighting Assessment District		
Zone 1- La Vigne Subdivision		
FY 2026-27 Budget		
	FY 2025-26	Proposed Budget FY 2026-27
MAINTENANCE COSTS		
General Repairs & Maintenance (Code 261-85-430-4231)		
Annual Maintenance Cost	\$ 60,000	\$ 35,500
Brightview-Replacement Plantings	\$ 7,500	\$ 40,000
DG Pathway Repairs	\$ 5,000	\$ 5,000
Irrigation Repair	\$ 20,000	\$ 50,000
Streetlight/Lamp Maintenance	\$ 5,000	\$ 57,000
Tree Maintenance/Trimming Crown Reduction	\$ 160,000	\$ 50,000
Wood & Wire Fencing Repairs	\$ 20,000	\$ 19,300
Utilities - Electric (Code 261-85-430-43210)	\$ 14,000	\$ 12,378
Utilities - Water (Code 261-85-430-43230)	\$ 43,200	\$ 55,230
Contractual Services - Grazing (Code 261-85-430-42190)	\$ -	\$ 32,000
SUBTOTAL MAINTENANCE COSTS	\$ 334,700	\$ 356,408
RESERVE CONTRIBUTIONS		
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ 10,000	\$ -
SUBTOTAL RESERVE COSTS	\$ 10,000	\$ -
DISTRICT EXPENSES		
Professional Services (Code 261-85-430-42160)		
Annual Administration (City)	\$ -	\$ 6,200
Annual Administration (Consultant)	\$ 15,000	\$ 5,000
County Collection Fees (Code 261-85-430-42290)	\$ 233	\$ 233
SUBTOTAL DISTRICT EXPENSES	\$ 15,233	\$ 11,433
TOTAL ESTIMATED COSTS	\$ 359,933	\$ 367,841
FUND BALANCE INFORMATION		
Unrestricted Operating Reserves	\$ 439,502	\$ 327,614
Restricted/ Capital Reserve	\$ 85,412	\$ 191,994
RESERVE TOTAL	\$ 524,914	\$ 519,608
CONTRIBUTION FROM RESERVES		
Unrestricted Operating Reserves	\$ (145,676)	\$ (116,201)
TOTAL CONTRIBUTION FROM RESERVES	\$ (145,676)	\$ (116,201)
Est. Unrestricted Operating Reserves – 07/01	\$ 293,826	\$ 211,413
Est. Restricted/ Capital Reserve Balance end of year 06/30	\$ 95,412	\$ 191,994
EST. RESERVE TOTAL	\$ 389,238	\$ 403,407
Total Revenue at Maximum Rate	\$ 338,808	\$ 346,149
Variance above/(below) Maximum Rate	\$ (124,551)	\$ (94,509)
PROPOSED TOTAL ASSESSMENT	\$ 214,257	\$ 251,640
Total ESD Units to be Assessed	466	466
Actual Proposed Assessment Rate	\$ 459.78	\$ 540.00
Maximum Allowable Assessment Rate	\$ 727.06	\$ 742.81

Landscaping and Lighting Assessment District		
Zone 2 - Vintage Ranch Subdivision		
FY 2026-27 Budget		
	FY 2025-26	Proposed Budget FY 2026-27
MAINTENANCE COSTS		
General Repairs & Maintenance (Code 262-85-430-42310)		
Annual Maintenance Cost	\$ 165,000	\$ 147,500
Traffic Signal Maintenance	\$ 1,500	\$ 10,000
Service Portable Restrooms	\$ 6,300	\$ 5,000
Irrigation Repair	\$ 20,000	\$ 60,000
Streetlight/Lamp Maintenance	\$ 15,000	\$ 50,000
Garbage Can Replacements	\$ 2,800	\$ 10,000
Wood & Wire Fencing Repairs	\$ 20,000	\$ 25,000
Sidewalk Repair & Grinding	\$ 5,000	\$ 10,000
Tree Trimming & Replacement	\$ -	\$ 30,000
Grazing Open Space areas in Zone (Code 262-85-430-42190)	\$ 22,700	\$ 31,250
Facilities Assessment (Code 262-85-430-42190)	\$ -	\$ 26,000
Utilities - Electric (Code 262-85-430-43210)	\$ 40,500	\$ 43,638
Utilities - Water (Code 262-85-430-43230)	\$ 92,000	\$ 105,180
SUBTOTAL MAINTENANCE COSTS	\$ 390,800	\$ 553,568
RESERVE CONTRIBUTIONS		
General Fund Contribution for Parks (General Benefit)	\$ (32,300)	\$ (33,300)
Park Rental Revenue	\$ 6,000	\$ 6,000
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ 25,000	\$ -
SUBTOTAL RESERVE COSTS	\$ (1,300)	\$ (27,300)
CAPITAL PROJECT/REPAIRS COST		
Silver Oak Restroom (Code 262-85-450-48310)	\$ 418,055	\$ 184,891
SUBTOTAL CAPITAL PROJECT/ REPAIR COSTS	\$ 418,055	\$ 184,891
DISTRICT EXPENSES		
Professional Services (Code 262-85-430-42160)		
Annual Administration (City)	\$ -	\$ 5,000
Annual Administration (Engineering Services)	\$ 20,000	\$ 13,000
County Collection Fees (Code 262-85-430-42290)	\$ 500	\$ 500
SUBTOTAL DISTRICT EXPENSES	\$ 20,500	\$ 18,500
TOTAL ESTIMATED COSTS	\$ 828,055	\$ 729,659
FUND BALANCE INFORMATION		
Unrestricted Operating Reserves	\$ 451,412	\$ 390,271
Restricted/ Capital Reserve	\$ 495,673	\$ 315,281
RESERVE TOTAL	\$ 947,085	\$ 705,552
CONTRIBUTION FROM RESERVES		
Unrestricted Operating Reserves	\$ (101,271)	\$ (157,588)
Restricted/Capital Reserves	\$ (418,055)	\$ (184,891)
TOTAL CONTRIBUTION FROM RESERVES	\$ (519,326)	\$ (342,479)
Est. Unrestricted Operating Reserves – 07/01	\$ 350,141	\$ 47,792
Est. Restricted/ Capital Reserve Balance end of year 06/30	\$ 76,318	\$ 130,390
EST. RESERVE TOTAL	\$ 426,459	\$ 178,182
Total Revenue at Maximum Rate	\$ 958,894	\$ 985,330
Variance above/(below) Maximum Rate	\$ (650,165)	\$ (598,150)
PROPOSED TOTAL ASSESSMENT	\$ 308,729	\$ 387,180
Total ESD Units to be Assessed	860.40	860.40
Actual Proposed Assessment Rate	\$ 358.82	\$ 450.00
Maximum Allowable Assessment Rate	\$ 1,114.47	\$ 1,145.20

Landscaping and Lighting Assessment District		
Zone 3 - Napa Junction Mixed Use Project		
FY 2026-27 Budget		
	FY 2025-26	Proposed Budget FY 2026-27
MAINTENANCE COSTS		
General Repairs & Maintenance (Code 263-85-430-42310)		
Annual Maintenance Cost	\$ 47,000	\$ 25,000
Tree Replacement	\$ 10,000	\$ 10,000
Service Portable Restrooms	\$ -	\$ -
Irrigation Repair	\$ 10,000	\$ 20,000
Streetlight/Lamp Maintenance	\$ 7,000	\$ 30,000
CalTrans Traffic Signal Maintenance	\$ -	\$ -
On-Site Inspection/Assessment of Facilities	\$ -	\$ -
NJ Split Rail Fence Repair	\$ 30,000	\$ 7,000
Sidewalk Repair & Grinding	\$ 5,000	\$ 10,000
Utilities - Electric (Code 263-85-430-43210)	\$ 1,600	\$ 262
Utilities - Water (Code 263-85-430-43230)	\$ 11,300	\$ 11,164
SUBTOTAL MAINTENANCE COSTS	\$ 121,900	\$ 113,426
RESERVE CONTRIBUTIONS		
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ -	\$ -
SUBTOTAL RESERVE COSTS	\$ -	\$ -
CAPITAL PROJECT/REPAIRS COST		
Main Street Park Improvements	\$ 150,000	\$ 150,000
SUBTOTAL CAPITAL PROJECT/REPAIR COSTS	\$ 150,000	\$ 150,000
DISTRICT EXPENSES		
Professional Services (Code 263-85-430-42190)		
Annual Administration (Engineering Services)	\$ 9,000	\$ 11,000
County Collection Fees	\$ 100	\$ 5,000
Annual Administration (City Code 263-85-430-42160)	\$ 4,500	\$ 4,500
SUBTOTAL DISTRICT EXPENSES	\$ 13,600	\$ 20,500
TOTAL ESTIMATED COSTS	\$ 285,500	\$ 283,926
FUND BALANCE INFORMATION		
Unrestricted Operating Reserves	\$ 199,298	\$ 1,659,870
Restricted/ Capital Reserve	\$ 1,419,282	\$ 268,080
RESERVE TOTAL	\$ 1,618,580	\$ 1,927,950
COLLECTION/(CONTRIBUTION) FROM RESERVES		
Unrestricted Operating Reserves	\$ 44,140	\$ 45,715
Restricted/Capital Reserves	\$ (150,000)	\$ (150,000)
TOTAL CONTRIBUTION FROM RESERVES	\$ (105,860)	\$ (104,285)
Est. Unrestricted Operating Reserves – 07/01	\$ 243,438	\$ 1,705,585
Est. Restricted/ Capital Reserve Balance end of year 06/30	\$ 1,269,282	\$ 118,080
EST. RESERVE TOTAL	\$ 1,512,720	\$ 1,823,665
Total Revenue at Maximum Rate (ESD)	\$ 232,697	\$ 239,113
Variance above/(below) Maximum Rate (ESD)	\$ (109,105)	\$ (59,472)
Total Revenue at Maximum Rate (Acre)	\$ 113,194	\$ 116,315
Variance above/(below) Maximum Rate (Acre)	\$ (57,146)	\$ 63,326
PROPOSED TOTAL ASSESSMENT	\$ 179,640	\$ 179,640.96
Total ESD Units to be Assessed	570.92	570.92
Total Acres to be Assessed	46.04	46.04
Actual Proposed Assessment Rate per ESD	\$ 225.22	\$ 225.22
Maximum Allowable Assessment Rate per ESD	\$ 407.58	\$ 418.82
Actual Proposed Assessment Rate per Acre	\$ 1,109.00	\$ 1,109.00
Maximum Allowable Assessment Rate per Acre	\$ 2,458.60	\$ 2,526.39

6. METHOD OF ASSESSMENT

Each of the parcels within the Districts are deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance, operation and servicing of the improvements.

ZONES 1 AND 2 METHOD OF ASSESSMENT

The method of apportionment (spread) equates all parcels in Zones 1 and 2 to an Equivalent Single-Family Dwelling (ESD) unit, or portion thereof. The following ESD units were established for the American Canyon Landscaping and Lighting Assessment District, at its formation, and reflect the relative benefit accruing to parcels of land, in various stages of development, from the landscape and lighting facilities:

1. Vacant parcel in undeveloped area; 1/10 unit per parcel
2. Vacant parcel in developed area; 1/2 unit per parcel
3. Single dwelling parcel; 1 per unit
4. Multi-Family dwelling; 0.60 per unit

Vacant parcels in undeveloped areas experience the benefits provided from satisfying approval conditions but not the full benefits experienced when the facilities maintained by the zone are operational hence, they are assigned 1/10 of an ESD unit. Vacant parcels in developed areas experience the benefits provided from satisfying approval conditions and the public safety benefits associated with sound drainage systems. These parcels also experience some fraction of the benefits associated with safe lighting and ingress and egress but not at the same level as a fully developed parcel, hence they are assigned 1/2 of an ESD unit. Fully developed parcels experience all benefits provided by the zone. Because the land uses on both Zone 1 and 2 are relatively uniform single-family dwelling units, benefits are experienced equally. This relative equality of benefits results in an assessment methodology that spreads costs equally at full build out.

ESD units for each zone are determined annually based on the development pattern. Each zone's operation and maintenance expenses for the upcoming fiscal year is then divided by the total number of ESD units in order to calculate the annual cost per ESD unit (assessment rate) for the upcoming fiscal year. The annual assessment for each parcel is calculated by multiplying the annual cost per ESD unit (assessment rate) by the total number ESD units on the parcel in the upcoming fiscal year.

The method of apportionment for Zones 1 and 2 can be expressed mathematically as:

$$\text{Cost per ESD Unit (Rate)} = \text{Fiscal Year Budget for Zone} / \text{Total Number of ESD Units in Zone}$$

$$\text{Assessment per Parcel} = \text{Cost per ESD Unit (Rate)} \times \text{No. of ESD Units on Parcel}$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zones 1 and 2 include publicly owned property which is utilized for parks, creeks, open spaces, public right-of-way, and easements. These properties serve to provide landscape, open space, drainage, and recreational benefits to the adjoining residential property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.

Likewise, school sites, which provide for open space and recreational opportunities, enhance the special benefits received by residential property. In addition, school locations are required by the approval documents for the development and therefore help provide the special benefits associated with compliance with project CEQA documents and conditions of approval. Therefore, because these properties provide benefits rather than receive benefits, they are also not assessed.

Civic properties including public safety facilities and utility facilities which were constructed as a condition of approval for the residential development serve to support the special benefits received by residential properties. Because these properties support the provision of special benefits rather than receiving special benefits, they are also not assessed.

ZONE 3 METHOD OF ASSESSMENT

Unlike Zones 1 and 2, Zone 3 contains a mix of residential, commercial, industrial, and retail land uses. In order to apportion costs proportional to benefit, the method of apportionment (spread) for Zone 3 utilizes both an ESD unit component and an acreage component.

The benefits provided by the Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are apportioned by acreage because the size of the property provides a reasonable measure of the number trips (vehicular and bicycle), length of fencing and runoff detained. Therefore, the cost of operating and maintaining these facilities is apportioned to the benefiting property based on its acreage.

The benefits provided by the streetscape, large and small parks are apportioned by ESD unit, as is done in the other two zones. These items provide benefit to and are accessible to resident families and employees of local businesses to enjoy during lunch breaks or after work hours. Non-residential land uses are converted to residential land uses, using square-footage in order to maintain equality between the average size residential unit in the zone and the non-residential units.

The following benefit units were established for the American Canyon Landscaping and Lighting Assessment Zone 3 (Napa Junction) at the time it was annexed to the Assessment District and these reflect the relative benefit accruing the various parcels of land within the zone:

Land Use Description	Total ESD's
Single Family Dwelling (SFD)	1/Unit
Condominium	1/Unit
Multiple Family Residential	1/Unit
Mobile Home	1/Unit
Commercial	1/1,500 sf floor space*
Commercial with Dwelling Unit – Includes Hotel	1/1,500 sf floor space + 1/Unit
All Land Use Types	Acres

ESD units for Zone 3 are determined annually based on the development pattern. The operational and maintenance expenses for the upcoming fiscal year for the streetscape, large park and small park facilities are then divided by the total number of ESD units in order to calculate the annual cost per ESD unit for the upcoming fiscal year.

Acreage units within Zone 3 are also determined annually based on development. The operational and maintenance expenses for the upcoming fiscal year for Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are then divided by the total acreage units in order to calculate the annual cost per acreage unit for the upcoming fiscal year. The annual assessment for each parcel is calculated by:

1. Multiplying the number of ESD units on the parcel by the annual cost per ESD unit to arrive at the ESD assessment for the parcel
2. Multiplying the acreage of the parcel by the annual cost per acreage unit to arrive at the acreage assessment; and
3. Adding the ESD assessment to the acreage assessment to arrive at the total assessment for the parcel.

The allocation formula for Zone 3 can be expressed mathematically as:

$$\text{Cost per ESD Unit} = \text{Fiscal Year Budget for ESD Unit Items in Zone} / \text{Total ESD Units in Zone}$$

$$\text{Cost per Acre} = \text{Fiscal Year Budget for Acreage Items in Zone} / \text{Total Acreage in Zone}$$

$$\text{Assessment per Parcel} = (\text{Cost per ESD} \times \text{No. of ESD Units on Parcel}) + (\text{Cost per Acre} \times \text{No. of Acres on Parcel})$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zone 3 includes publicly owned property which is utilized for parks, creeks, open spaces, public rights-of-way, and easements. These properties serve to provide landscape, open space, and recreational benefits to the adjoining property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.

6.1 Calculation of Maximum Assessment Rate

The table below summarizes the maximum annual assessments allowed in Zones 1, 2 and 3, including the CPI increases, and compares the prior year assessments to the assessments proposed to be levied and collected in Fiscal Year 2026-27. As shown, the proposed assessment within each Zone is less than the Maximum Assessment allowed, thus Proposition 218 balloting is not required in any zone.

District	FY 2025/26 Maximum Rate	FY 2026/27 Maximum Rate	CPI % Increase	FY 2025/26 Applied Rate	FY 2026/27 Applied Rate	% Increase of Applied Rate
Zone 1 – La Vigne	\$727.03	\$742.81	2.17%	\$459.78	\$540.00	17.45%
Zone 2 – Vintage Ranch	\$1,114.44	\$1,138.62	2.17%	\$358.82	\$450.00	25.41%
Zone 3 – Napa Junction ESD ⁽¹⁾	\$407.56	\$416.40	2.17%	\$225.22	\$225.22	0%
Zone 3 – Napa Junction Acre ⁽¹⁾	\$2,458.53	\$2,511.88	2.17%	\$1,109.00	\$1,109.00	0%

(1) The prior consultant's budgets included category-based breakdowns. Applied rates were calculated by dividing each category budget by the total ESDs and acres within the zone. The ESD budget of \$123,593 divided by 570.92 ESDs resulted in an applied rate of \$225.22 per ESD. The acreage budget of \$56,048 divided by 46.04 acres resulted in an applied rate of \$1,109.00 per acre, which was further adjusted for rounding and parcel acreage.

7. ASSESSMENT DIAGRAMS

The following pages include the Assessment Diagrams for Zones 1, 2 and 3 within the Assessment District. Please note the lines and dimensions of each parcel, as well as the distinctive Assessor's Parcel Number, are shown on the Assessor's Maps for the City of American Canyon available at the County of Napa Assessor's Office. The reference to the appropriate Assessor Books at the County of Napa Assessor's Office for the respective subdivisions in each Zone are listed below.

ZONE 1 - LA VIGNE

All the land lying within the La Vigne Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 42 through 57.

All the land lying within the La Vigne Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 82 through 97.

ZONE 2 - VINTAGE RANCH

All the land within the Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 1 through 22.

All the land within the Amended Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 36 through 57.

All of the land within the Vintage Ranch Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 35 through 51.

All of the land within the Vintage Ranch Unit 3 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 52 through 57.

Vineyard Crossing and Vineyard Place parcels were de-annexed from Zone 2 by City Council Resolution No. 2011-37.

The Villages at Vintage Ranch were annexed in the Zone in FY 2020-21 by City Council Resolution No. 2020-68.

ZONE 3 - NAPA JUNCTION MIXED USE PROJECT

All the land within the Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 81 through 87.

All the land within the Amended Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 25, Pages 5 through 11.

City of American Canyon LMD Zone 1 - La Vigne Subdivision

Appendix A

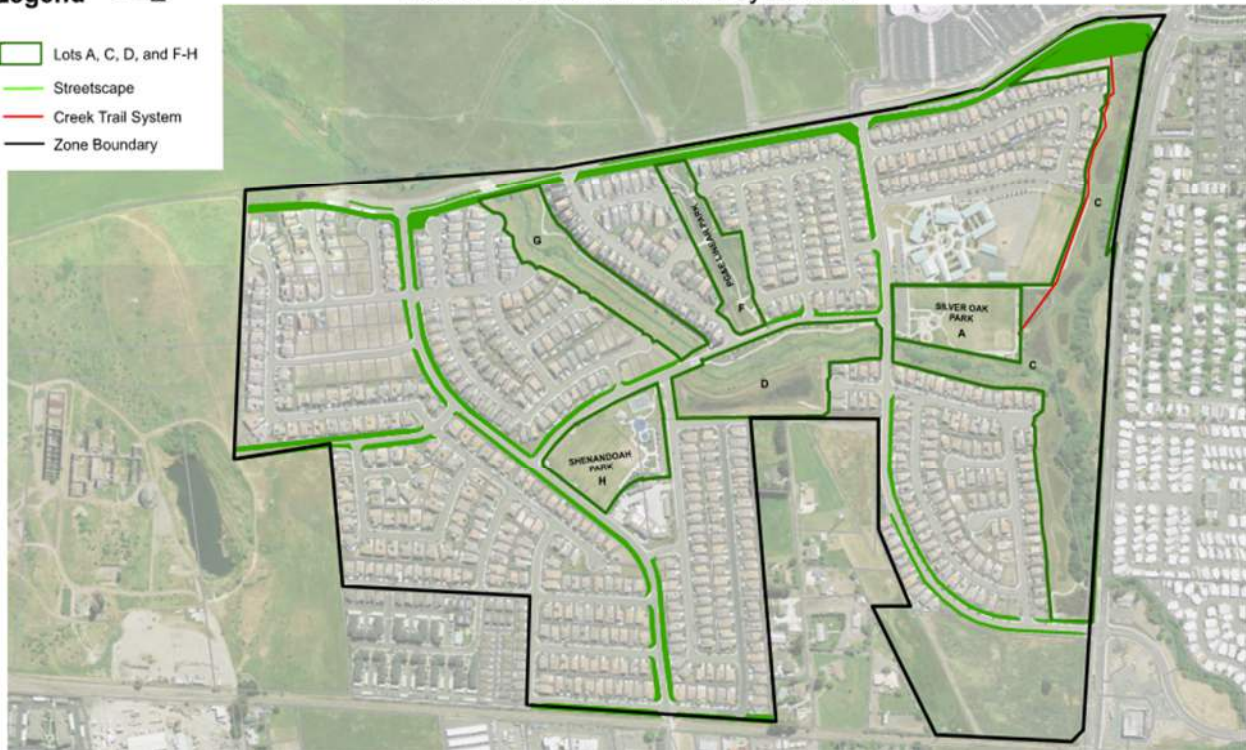


City of American Canyon
LMD Zone 2 - Vintage Ranch
Maintained Areas Funded by District

Appendix A

Legend

-  Lots A, C, D, and F-H
-  Streetscape
-  Creek Trail System
-  Zone Boundary



Legend 

-  Park/Detention Basins
-  Water Quality Basin & Class 1 Facility
-  Streetscape
-  Caltrans Right-of-Way
-  Zone Boundary

City of American Canyon
 LMD Zone 3 - Napa Junction
 Maintained Areas Funded by District

Appendix A



8. ASSESSMENT ROLL

The Assessment Roll of assessments is provided on the following pages. The description of each lot or parcel as part of the records of the County of Napa Assessor is, by reference, part of this Report.

The Assessor's parcel identification for each lot or parcel within the District shall be based on the County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of the Assessor's parcels assessed within the District for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on the County Assessor's secured roll data, the current Assessor's parcels, including corrected or new Assessor's parcels, will be submitted or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined per the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple Assessor's parcels, the assessment amounts applied to each of the new Assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-191-002-000	172 VIA BELLAGIO	\$540.00
059-191-003-000	168 VIA BELLAGIO	540.00
059-191-004-000	164 VIA BELLAGIO	540.00
059-191-005-000	160 VIA BELLAGIO	540.00
059-191-006-000	138 CASTELLINA CIR	540.00
059-191-007-000	134 CASTELLINA CIR	540.00
059-191-008-000	130 CASTELLINA CIR	540.00
059-191-009-000	126 CASTELLINA CIR	540.00
059-191-010-000	122 CASTELLINA CIR	540.00
059-191-011-000	118 CASTELLINA CIR	540.00
059-191-012-000	114 CASTELLINA CIR	540.00
059-191-013-000	110 CASTELLINA CIR	540.00
059-191-014-000	106 CASTELLINA CIR	540.00
059-191-015-000	102 CASTELLINA CIR	540.00
059-191-016-000	98 CASTELLINA CIR	540.00
059-191-017-000	94 CASTELLINA CIR	540.00
059-191-018-000	90 CASTELLINA CIR	540.00
059-191-019-000	86 CASTELLINA CIR	540.00
059-191-020-000	82 CASTELLINA CIR	540.00
059-191-021-000	78 CASTELLINA CIR	540.00
059-191-022-000	74 CASTELLINA CIR	540.00
059-191-023-000	70 CASTELLINA CIR	540.00
059-191-024-000	66 CASTELLINA CIR	540.00
059-191-025-000	62 CASTELLINA CIR	540.00
059-191-026-000	58 CASTELLINA CIR	540.00
059-191-027-000	54 CASTELLINA CIR	540.00
059-191-028-000	50 CASTELLINA CIR	540.00
059-191-029-000	45 CASTELLINA CIR	540.00
059-191-030-000	35 VIA FIRENZE	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-191-031-000	31 VIA FIRENZE	540.00
059-191-032-000	27 VIA FIRENZE	540.00
059-191-033-000	23 VIA FIRENZE	540.00
059-191-034-000	19 VIA FIRENZE	540.00
059-191-035-000	15 VIA FIRENZE	540.00
059-191-036-000	11 VIA FIRENZE	540.00
059-191-037-000	7 VIA FIRENZE	540.00
059-191-038-000	3 VIA FIRENZE	540.00
059-191-039-000	136 VIA BELLAGIO	540.00
059-191-040-000	140 VIA BELLAGIO	540.00
059-191-041-000	144 VIA BELLAGIO	540.00
059-191-042-000	148 VIA BELLAGIO	540.00
059-191-043-000	152 VIA BELLAGIO	540.00
059-191-044-000	156 VIA BELLAGIO	540.00
059-191-045-000	2 CASTELLINA CIR	540.00
059-191-046-000	6 CASTELLINA CIR	540.00
059-191-047-000	10 CASTELLINA CIR	540.00
059-191-048-000	14 CASTELLINA CIR	540.00
059-191-049-000	18 CASTELLINA CIR	540.00
059-191-050-000	22 CASTELLINA CIR	540.00
059-191-051-000	26 CASTELLINA CIR	540.00
059-191-052-000	30 CASTELLINA CIR	540.00
059-191-053-000	34 CASTELLINA CIR	540.00
059-191-054-000	38 CASTELLINA CIR	540.00
059-191-055-000	42 CASTELLINA CIR	540.00
059-192-001-000	87 CASTELLINA CIR	540.00
059-192-002-000	83 CASTELLINA CIR	540.00
059-192-003-000	79 CASTELLINA CIR	540.00
059-192-004-000	75 CASTELLINA CIR	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-192-005-000	71 CASTELLINA CIR	540.00
059-192-006-000	67 CASTELLINA CIR	540.00
059-192-007-000	63 CASTELLINA CIR	540.00
059-192-008-000	59 CASTELLINA CIR	540.00
059-192-009-000	55 CASTELLINA CIR	540.00
059-192-010-000	51 CASTELLINA CIR	540.00
059-192-011-000	35 CASTELLINA CIR	540.00
059-192-012-000	31 CASTELLINA CIR	540.00
059-192-013-000	27 CASTELLINA CIR	540.00
059-192-014-000	23 CASTELLINA CIR	540.00
059-192-015-000	19 CASTELLINA CIR	540.00
059-192-016-000	15 CASTELLINA CIR	540.00
059-192-017-000	11 CASTELLINA CIR	540.00
059-192-018-000	7 CASTELLINA CIR	540.00
059-192-019-000	3 CASTELLINA CIR	540.00
059-201-001-000	14 VIA FIRENZE	540.00
059-201-002-000	18 VIA FIRENZE	540.00
059-201-003-000	22 VIA FIRENZE	540.00
059-201-004-000	113 VIA PESCARA	540.00
059-201-005-000	109 VIA PESCARA	540.00
059-201-006-000	105 VIA PESCARA	540.00
059-201-007-000	101 VIA PESCARA	540.00
059-201-008-000	97 VIA PESCARA	540.00
059-201-009-000	93 VIA PESCARA	540.00
059-201-010-000	89 VIA PESCARA	540.00
059-201-011-000	85 VIA PESCARA	540.00
059-201-012-000	81 VIA PESCARA	540.00
059-201-013-000	57 VIA PESCARA	540.00
059-201-014-000	53 VIA PESCARA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-201-015-000	49 VIA PESCARA	540.00
059-201-016-000	45 VIA PESCARA	540.00
059-201-017-000	27 VIA PESCARA	540.00
059-201-018-000	23 VIA PESCARA	540.00
059-201-019-000	19 VIA PESCARA	540.00
059-201-020-000	15 VIA PESCARA	540.00
059-201-021-000	6 ELBA CT	540.00
059-201-022-000	10 ELBA CT	540.00
059-201-023-000	14 ELBA CT	540.00
059-201-024-000	19 ELBA CT	540.00
059-201-025-000	15 ELBA CT	540.00
059-201-026-000	11 ELBA CT	540.00
059-201-027-000	7 ELBA CT	540.00
059-201-028-000	3 ELBA CT	540.00
059-202-001-000	118 VIA PESCARA	540.00
059-202-002-000	114 VIA PESCARA	540.00
059-202-003-000	110 VIA PESCARA	540.00
059-202-004-000	106 VIA PESCARA	540.00
059-202-005-000	102 VIA PESCARA	540.00
059-202-006-000	98 VIA PESCARA	540.00
059-202-007-000	94 VIA PESCARA	540.00
059-202-008-000	90 VIA PESCARA	540.00
059-202-009-000	86 VIA PESCARA	540.00
059-202-010-000	82 VIA PESCARA	540.00
059-202-011-000	78 VIA PESCARA	540.00
059-202-012-000	74 VIA PESCARA	540.00
059-202-013-000	70 VIA PESCARA	540.00
059-202-014-000	66 VIA PESCARA	540.00
059-202-015-000	62 VIA PESCARA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-202-016-000	58 VIA PESCARA	540.00
059-202-017-000	54 VIA PESCARA	540.00
059-202-018-000	50 VIA PESCARA	540.00
059-202-019-000	46 VIA PESCARA	540.00
059-202-020-000	42 VIA PESCARA	540.00
059-202-021-000	38 VIA PESCARA	540.00
059-202-022-000	34 VIA PESCARA	540.00
059-202-024-000	108 VIA BELLAGIO	540.00
059-202-025-000	112 VIA BELLAGIO	540.00
059-202-026-000	116 VIA BELLAGIO	540.00
059-202-027-000	120 VIA BELLAGIO	540.00
059-202-028-000	124 VIA BELLAGIO	540.00
059-202-029-000	128 VIA BELLAGIO	540.00
059-202-030-000	132 VIA BELLAGIO	540.00
059-202-031-000	2 VIA PESCARA	540.00
059-202-032-000	6 VIA PESCARA	540.00
059-202-033-000	10 VIA PESCARA	540.00
059-202-034-000	14 VIA PESCARA	540.00
059-202-035-000	18 VIA PESCARA	540.00
059-202-036-000	22 VIA PESCARA	540.00
059-202-037-000	26 VIA PESCARA	540.00
059-202-038-000	30 VIA PESCARA	540.00
059-211-002-000	50 MONTECARLO WAY	540.00
059-211-003-000	46 MONTECARLO WAY	540.00
059-211-004-000	42 MONTECARLO WAY	540.00
059-211-005-000	38 MONTECARLO WAY	540.00
059-211-006-000	34 MONTECARLO WAY	540.00
059-211-007-000	30 MONTECARLO WAY	540.00
059-211-008-000	26 MONTECARLO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-211-009-000	22 MONTECARLO WAY	540.00
059-211-010-000	18 MONTECARLO WAY	540.00
059-211-011-000	14 MONTECARLO WAY	540.00
059-211-012-000	10 MONTECARLO WAY	540.00
059-211-013-000	6 MONTECARLO WAY	540.00
059-211-014-000	2 MONTECARLO WAY	540.00
059-212-001-000	59 MONTECARLO WAY	540.00
059-212-002-000	63 MONTECARLO WAY	540.00
059-212-003-000	67 MONTECARLO WAY	540.00
059-212-004-000	42 PIENZA DR	540.00
059-212-005-000	38 PIENZA DR	540.00
059-212-006-000	34 PIENZA DR	540.00
059-212-007-000	30 PIENZA DR	540.00
059-212-008-000	26 PIENZA DR	540.00
059-212-009-000	22 PIENZA DR	540.00
059-212-010-000	18 PIENZA DR	540.00
059-212-011-000	14 PIENZA DR	540.00
059-212-012-000	10 PIENZA DR	540.00
059-212-013-000	35 MONTECARLO WAY	540.00
059-212-014-000	39 MONTECARLO WAY	540.00
059-212-015-000	43 MONTECARLO WAY	540.00
059-212-016-000	47 MONTECARLO WAY	540.00
059-212-017-000	51 MONTECARLO WAY	540.00
059-212-018-000	55 MONTECARLO WAY	540.00
059-213-001-000	71 MONTECARLO WAY	540.00
059-213-002-000	75 MONTECARLO WAY	540.00
059-213-003-000	79 MONTECARLO WAY	540.00
059-213-004-000	167 VIA BELLAGIO	540.00
059-213-005-000	163 VIA BELLAGIO	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-213-006-000	159 VIA BELLAGIO	540.00
059-213-007-000	155 VIA BELLAGIO	540.00
059-213-008-000	151 VIA BELLAGIO	540.00
059-213-009-000	147 VIA BELLAGIO	540.00
059-213-010-000	143 VIA BELLAGIO	540.00
059-213-011-000	139 VIA BELLAGIO	540.00
059-213-012-000	135 VIA BELLAGIO	540.00
059-213-013-000	131 VIA BELLAGIO	540.00
059-213-014-000	127 VIA BELLAGIO	540.00
059-213-015-000	123 VIA BELLAGIO	540.00
059-213-016-000	119 VIA BELLAGIO	540.00
059-213-017-000	115 VIA BELLAGIO	540.00
059-213-018-000	111 VIA BELLAGIO	540.00
059-213-019-000	107 VIA BELLAGIO	540.00
059-213-020-000	3 PIENZA DR	540.00
059-213-021-000	7 PIENZA DR	540.00
059-213-022-000	11 PIENZA DR	540.00
059-213-023-000	15 PIENZA DR	540.00
059-213-024-000	19 PIENZA DR	540.00
059-213-025-000	23 PIENZA DR	540.00
059-213-026-000	27 PIENZA DR	540.00
059-213-027-000	31 PIENZA DR	540.00
059-213-028-000	35 PIENZA DR	540.00
059-213-029-000	39 PIENZA DR	540.00
059-213-030-000	43 PIENZA DR	540.00
059-213-031-000	47 PIENZA DR	540.00
059-213-032-000	51 PIENZA DR	540.00
059-221-001-000	59 VIA LA MORRA	540.00
059-221-002-000	55 VIA LA MORRA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-221-003-000	51 VIA LA MORRA	540.00
059-221-004-000	47 VIA LA MORRA	540.00
059-221-005-000	43 VIA LA MORRA	540.00
059-221-006-000	39 VIA LA MORRA	540.00
059-221-007-000	35 VIA LA MORRA	540.00
059-221-008-000	31 VIA LA MORRA	540.00
059-221-009-000	27 VIA LA MORRA	540.00
059-221-010-000	23 VIA LA MORRA	540.00
059-221-011-000	19 VIA LA MORRA	540.00
059-221-012-000	15 VIA LA MORRA	540.00
059-221-013-000	11 VIA LA MORRA	540.00
059-221-014-000	7 VIA LA MORRA	540.00
059-221-015-000	3 VIA LA MORRA	540.00
059-221-016-000	69 VIA BELLAGIO	540.00
059-221-017-000	61 VIA BELLAGIO	540.00
059-221-018-000	55 VIA BELLAGIO	540.00
059-222-001-000	62 VIA LA MORRA	540.00
059-222-002-000	58 VIA LA MORRA	540.00
059-222-003-000	54 VIA LA MORRA	540.00
059-222-004-000	50 VIA LA MORRA	540.00
059-222-005-000	15 BIELLA CT	540.00
059-222-006-000	11 BIELLA CT	540.00
059-222-007-000	7 BIELLA CT	540.00
059-222-008-000	3 BIELLA CT	540.00
059-222-009-000	2 BIELLA CT	540.00
059-222-010-000	6 BIELLA CT	540.00
059-222-011-000	10 BIELLA CT	540.00
059-222-012-000	18 VIA LA MORRA	540.00
059-222-013-000	14 VIA LA MORRA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-222-014-000	10 VIA LA MORRA	540.00
059-222-015-000	6 VIA LA MORRA	540.00
059-222-016-000	51 VIA BELLAGIO	540.00
059-222-017-000	47 VIA BELLAGIO	540.00
059-222-018-000	43 VIA BELLAGIO	540.00
059-222-019-000	39 VIA BELLAGIO	540.00
059-222-020-000	35 VIA BELLAGIO	540.00
059-222-021-000	31 VIA BELLAGIO	540.00
059-222-022-000	27 VIA BELLAGIO	540.00
059-222-023-000	23 VIA BELLAGIO	540.00
059-222-024-000	19 VIA BELLAGIO	540.00
059-222-025-000	15 VIA BELLAGIO	540.00
059-222-026-000	11 VIA BELLAGIO	540.00
059-222-027-000	7 VIA BELLAGIO	540.00
059-222-028-000	3 VIA BELLAGIO	540.00
059-231-001-000	14 VIA BELLAGIO	540.00
059-231-002-000	18 VIA BELLAGIO	540.00
059-231-003-000	22 VIA BELLAGIO	540.00
059-231-004-000	26 VIA BELLAGIO	540.00
059-231-005-000	30 VIA BELLAGIO	540.00
059-231-006-000	34 VIA BELLAGIO	540.00
059-231-007-000	38 VIA BELLAGIO	540.00
059-231-008-000	42 VIA BELLAGIO	540.00
059-231-009-000	46 VIA BELLAGIO	540.00
059-231-010-000	50 VIA BELLAGIO	540.00
059-231-011-000	54 VIA BELLAGIO	540.00
059-231-012-000	27 PELLERIA DR	540.00
059-231-013-000	31 PELLERIA DR	540.00
059-231-014-000	35 PELLERIA DR	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-231-015-000	39 PELLERIA DR	540.00
059-231-016-000	43 PELLERIA DR	540.00
059-231-017-000	47 PELLERIA DR	540.00
059-231-018-000	51 PELLERIA DR	540.00
059-231-019-000	59 VIA MARCIANA	540.00
059-232-001-000	78 VIA BELLAGIO	540.00
059-232-002-000	74 VIA BELLAGIO	540.00
059-232-003-000	70 VIA BELLAGIO	540.00
059-232-004-000	66 VIA BELLAGIO	540.00
059-232-005-000	62 VIA BELLAGIO	540.00
059-232-006-000	58 VIA BELLAGIO	540.00
059-232-007-000	23 PELLERIA DR	540.00
059-232-008-000	19 PELLERIA DR	540.00
059-232-009-000	15 PELLERIA DR	540.00
059-232-010-000	11 PELLERIA DR	540.00
059-232-011-000	7 PELLERIA DR	540.00
059-232-012-000	3 PELLERIA DR	540.00
059-232-013-000	27 VIA MONTALCINO	540.00
059-232-014-000	23 VIA MONTALCINO	540.00
059-232-015-000	19 VIA MONTALCINO	540.00
059-232-016-000	15 VIA MONTALCINO	540.00
059-232-017-000	11 VIA MONTALCINO	540.00
059-232-018-000	7 VIA MONTALCINO	540.00
059-232-019-000	3 VIA MONTALCINO	540.00
059-232-020-000	4 PALAZZO WAY	540.00
059-232-021-000	8 PALAZZO WAY	540.00
059-232-022-000	12 PALAZZO WAY	540.00
059-232-023-000	16 PALAZZO WAY	540.00
059-232-024-000	20 PALAZZO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-232-025-000	24 PALAZZO WAY	540.00
059-232-026-000	28 PALAZZO WAY	540.00
059-232-027-000	32 PALAZZO WAY	540.00
059-232-028-000	36 PALAZZO WAY	540.00
059-232-029-000	40 PALAZZO WAY	540.00
059-232-030-000	44 PALAZZO WAY	540.00
059-232-031-000	48 PALAZZO WAY	540.00
059-233-001-000	50 PELLERIA DR	540.00
059-233-002-000	46 PELLERIA DR	540.00
059-233-003-000	42 PELLERIA DR	540.00
059-233-004-000	38 PELLERIA DR	540.00
059-233-005-000	34 PELLERIA DR	540.00
059-233-006-000	30 PELLERIA DR	540.00
059-233-007-000	26 PELLERIA DR	540.00
059-233-008-000	22 PELLERIA DR	540.00
059-233-009-000	18 PELLERIA DR	540.00
059-233-010-000	14 VIA MONTALCINO	540.00
059-233-011-000	10 VIA MONTALCINO	540.00
059-233-012-000	6 VIA MONTALCINO	540.00
059-233-013-000	2 VIA MONTALCINO	540.00
059-233-014-000	21 PALAZZO WAY	540.00
059-233-015-000	25 PALAZZO WAY	540.00
059-233-016-000	29 PALAZZO WAY	540.00
059-233-017-000	33 PALAZZO WAY	540.00
059-233-018-000	37 PALAZZO WAY	540.00
059-233-019-000	41 PALAZZO WAY	540.00
059-233-020-000	45 PALAZZO WAY	540.00
059-233-021-000	49 PALAZZO WAY	540.00
059-233-022-000	53 PALAZZO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-233-023-000	57 PALAZZO WAY	540.00
059-241-001-000	30 VIA TREVISO	540.00
059-241-002-000	26 VIA TREVISO	540.00
059-241-003-000	22 VIA TREVISO	540.00
059-241-004-000	18 VIA TREVISO	540.00
059-241-005-000	14 VIA TREVISO	540.00
059-241-006-000	10 VIA TREVISO	540.00
059-241-007-000	6 VIA TREVISO	540.00
059-241-008-000	2 VIA TREVISO	540.00
059-241-009-000	22 SARCEDO WAY	540.00
059-241-010-000	26 SARCEDO WAY	540.00
059-241-011-000	30 SARCEDO WAY	540.00
059-241-012-000	34 SARCEDO WAY	540.00
059-241-013-000	38 SARCEDO WAY	540.00
059-241-014-000	42 SARCEDO WAY	540.00
059-241-015-000	46 SARCEDO WAY	540.00
059-241-016-000	50 SARCEDO WAY	540.00
059-241-018-000	54 SARCEDO WAY	540.00
059-241-019-000	58 SARCEDO WAY	540.00
059-241-020-000	62 SARCEDO WAY	540.00
059-241-021-000	66 SARCEDO WAY	540.00
059-241-022-000	70 SARCEDO WAY	540.00
059-241-023-000	74 SARCEDO WAY	540.00
059-241-024-000	78 SARCEDO WAY	540.00
059-241-025-000	82 SARCEDO WAY	540.00
059-241-026-000	86 SARCEDO WAY	540.00
059-241-027-000	90 SARCEDO WAY	540.00
059-241-028-000	94 SARCEDO WAY	540.00
059-241-029-000	98 SARCEDO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-242-001-000	55 SARCEDO WAY	540.00
059-242-002-000	59 SARCEDO WAY	540.00
059-242-003-000	35 VIA PESARO	540.00
059-242-004-000	15 VIA PESARO	540.00
059-242-005-000	11 VIA PESARO	540.00
059-242-006-000	7 VIA PESARO	540.00
059-242-007-000	3 VIA PESARO	540.00
059-243-001-000	75 SARCEDO WAY	540.00
059-243-002-000	79 SARCEDO WAY	540.00
059-243-003-000	83 SARCEDO WAY	540.00
059-243-004-000	59 VIA TREVISO	540.00
059-243-005-000	55 VIA TREVISO	540.00
059-243-006-000	51 VIA TREVISO	540.00
059-243-016-000	2 VIA PESARO	540.00
059-243-017-000	6 VIA PESARO	540.00
059-243-018-000	10 VIA PESARO	540.00
059-243-019-000	14 VIA PESARO	540.00
059-243-020-000	18 VIA PESARO	540.00
059-243-021-000	22 VIA PESARO	540.00
059-243-022-000	26 VIA PESARO	540.00
059-243-023-000	30 VIA PESARO	540.00
059-243-024-000	47 VIA TREVISO	540.00
059-243-025-000	43 VIA TREVISO	540.00
059-243-026-000	39 VIA TREVISO	540.00
059-243-027-000	35 VIA TREVISO	540.00
059-243-028-000	31 VIA TREVISO	540.00
059-243-029-000	27 VIA TREVISO	540.00
059-243-030-000	23 VIA TREVISO	540.00
059-243-031-000	19 VIA TREVISO	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-243-032-000	15 VIA TREVISO	540.00
059-244-001-000	34 VIA TREVISO	540.00
059-244-002-000	38 VIA TREVISO	540.00
059-244-003-000	42 VIA TREVISO	540.00
059-244-004-000	46 VIA TREVISO	540.00
059-244-005-000	50 VIA TREVISO	540.00
059-244-006-000	54 VIA TREVISO	540.00
059-244-007-000	58 VIA TREVISO	540.00
059-244-008-000	62 VIA TREVISO	540.00
059-244-009-000	66 VIA TREVISO	540.00
059-244-010-000	70 VIA TREVISO	540.00
059-244-011-000	2 VIA BELLAGIO	540.00
059-244-012-000	6 VIA BELLAGIO	540.00
059-244-013-000	10 VIA BELLAGIO	540.00
059-251-001-000	2 PALESTRINA CT	540.00
059-251-002-000	6 PALESTRINA CT	540.00
059-251-003-000	10 PALESTRINA CT	540.00
059-251-004-000	14 PALESTRINA CT	540.00
059-251-005-000	18 PALESTRINA CT	540.00
059-251-006-000	22 PALESTRINA CT	540.00
059-251-007-000	26 PALESTRINA CT	540.00
059-251-008-000	30 PALESTRINA CT	540.00
059-251-009-000	34 PALESTRINA CT	540.00
059-251-010-000	38 PALESTRINA DR	540.00
059-251-011-000	42 PALESTRINA DR	540.00
059-251-012-000	46 PALESTRINA DR	540.00
059-251-013-000	50 PALESTRINA DR	540.00
059-251-014-000	54 PALESTRINA DR	540.00
059-251-015-000	3 VIA MARCIANA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-251-016-000	7 VIA MARCIANA	540.00
059-251-017-000	11 VIA MARCIANA	540.00
059-251-018-000	15 VIA MARCIANA	540.00
059-251-019-000	19 VIA MARCIANA	540.00
059-251-020-000	23 VIA MARCIANA	540.00
059-251-021-000	27 VIA MARCIANA	540.00
059-251-022-000	31 VIA MARCIANA	540.00
059-251-023-000	35 VIA MARCIANA	540.00
059-251-024-000	39 VIA MARCIANA	540.00
059-252-001-000	43 VIA MARCIANA	540.00
059-252-002-000	47 VIA MARCIANA	540.00
059-252-003-000	51 VIA MARCIANA	540.00
059-252-004-000	55 VIA MARCIANA	540.00
059-254-001-000	3 MARCELLO CT	540.00
059-254-002-000	7 MARCELLO CT	540.00
059-254-003-000	11 MARCELLO CT	540.00
059-254-004-000	15 MARCELLO CT	540.00
059-254-005-000	19 MARCELLO CT	540.00
059-254-006-000	60 PALAZZO WAY	540.00
059-254-007-000	56 PALAZZO WAY	540.00
059-254-008-000	52 PALAZZO WAY	540.00
059-255-001-000	3 CAMERINO CT	540.00
059-255-002-000	7 CAMERINO CT	540.00
059-255-003-000	11 CAMERINO CT	540.00
059-255-004-000	15 CAMERINO CT	540.00
059-255-005-000	19 CAMERINO CT	540.00
059-255-006-000	18 MARCELLO CT	540.00
059-255-007-000	14 MARCELLO CT	540.00
059-255-008-000	10 MARCELLO CT	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-255-009-000	6 MARCELLO CT	540.00
059-255-010-000	2 MARCELLO CT	540.00
059-256-001-000	3 PALESTRINA CT	540.00
059-256-002-000	7 PALESTRINA CT	540.00
059-256-003-000	11 PALESTRINA CT	540.00
059-256-004-000	15 PALESTRINA CT	540.00
059-256-005-000	19 PALESTRINA CT	540.00
059-256-006-000	2 TOLENTINO DR	540.00
059-256-007-000	6 TOLENTINO DR	540.00
059-256-008-000	10 TOLENTINO DR	540.00
059-256-009-000	14 CAMERINO CT	540.00
059-256-010-000	10 CAMERINO CT	540.00
059-256-011-000	6 CAMERINO CT	540.00
059-256-012-000	2 CAMERINO CT	540.00
059-257-001-000	2 VIA MARCIANA	540.00
059-257-002-000	6 VIA MARCIANA	540.00
059-257-003-000	10 VIA MARCIANA	540.00
059-257-004-000	14 VIA MARCIANA	540.00
059-257-005-000	18 VIA MARCIANA	540.00
059-257-006-000	22 VIA MARCIANA	540.00
059-257-007-000	26 VIA MARCIANA	540.00
059-257-008-000	68 PALAZZO WAY	540.00
059-257-009-000	64 PALAZZO WAY	540.00
059-257-010-000	31 TOLENTINO DR	540.00
059-257-011-000	27 TOLENTINO DR	540.00
059-257-012-000	23 TOLENTINO DR	540.00
059-257-013-000	19 TOLENTINO DR	540.00
059-257-014-000	15 TOLENTINO DR	540.00
059-257-015-000	11 TOLENTINO DR	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-257-016-000	7 TOLENTINO DR	540.00
059-257-017-000	3 TOLENTINO DR	540.00
466 Accounts		\$251,640.00

City of American Canyon
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APN	Site Address	Assessment Total
059-080-012-000	100 TOSCANA DR	\$42,930.00
059-301-001-000	20 WHITE OAK DR	450.00
059-301-002-000	24 WHITE OAK DR	450.00
059-301-003-000	28 WHITE OAK DR	450.00
059-301-004-000	32 WHITE OAK DR	450.00
059-301-005-000	36 WHITE OAK DR	450.00
059-301-006-000	40 WHITE OAK DR	450.00
059-301-007-000	44 WHITE OAK DR	450.00
059-301-008-000	48 WHITE OAK DR	450.00
059-301-009-000	52 WHITE OAK DR	450.00
059-301-010-000	56 WHITE OAK DR	450.00
059-301-011-000	51 RENWOOD LN	450.00
059-301-012-000	47 RENWOOD LN	450.00
059-301-013-000	43 RENWOOD LN	450.00
059-301-014-000	39 RENWOOD LN	450.00
059-301-015-000	35 RENWOOD LN	450.00
059-301-016-000	31 RENWOOD LN	450.00
059-301-017-000	27 RENWOOD LN	450.00
059-301-018-000	23 RENWOOD LN	450.00
059-301-019-000	19 RENWOOD LN	450.00
059-302-001-000	39 WHITE OAK DR	450.00
059-302-002-000	35 WHITE OAK DR	450.00
059-302-003-000	31 WHITE OAK DR	450.00
059-302-004-000	27 WHITE OAK DR	450.00
059-302-005-000	23 WHITE OAK DR	450.00
059-302-006-000	19 WHITE OAK DR	450.00
059-302-007-000	11 RENWOOD PL	450.00
059-302-008-000	7 RENWOOD PL	450.00
059-302-011-000	2 RENWOOD PL	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-302-012-000	6 RENWOOD PL	450.00
059-302-013-000	10 RENWOOD PL	450.00
059-302-014-000	14 RENWOOD LN	450.00
059-302-015-000	18 RENWOOD LN	450.00
059-302-016-000	22 RENWOOD LN	450.00
059-302-017-000	26 RENWOOD LN	450.00
059-302-018-000	30 RENWOOD LN	450.00
059-302-019-000	34 RENWOOD LN	450.00
059-302-020-000	38 RENWOOD LN	450.00
059-302-021-000	42 RENWOOD LN	450.00
059-302-022-000	46 RENWOOD LN	450.00
059-302-023-000	50 RENWOOD LN	450.00
059-311-001-000	536 SILVER OAK TRL	450.00
059-311-002-000	532 SILVER OAK TRL	450.00
059-311-003-000	528 SILVER OAK TRL	450.00
059-311-004-000	524 SILVER OAK TRL	450.00
059-311-005-000	520 SILVER OAK TRL	450.00
059-311-006-000	516 SILVER OAK TRL	450.00
059-311-007-000	512 SILVER OAK TRL	450.00
059-311-008-000	508 SILVER OAK TRL	450.00
059-311-009-000	504 SILVER OAK TRL	450.00
059-311-010-000	500 SILVER OAK TRL	450.00
059-312-003-000	90 STONECREEK DR	450.00
059-312-004-000	86 STONECREEK DR	450.00
059-312-005-000	82 STONECREEK DR	450.00
059-312-006-000	78 STONECREEK DR	450.00
059-312-007-000	74 STONECREEK DR	450.00
059-312-008-000	70 STONECREEK DR	450.00
059-312-009-000	66 STONECREEK DR	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-312-010-000	62 STONECREEK DR	450.00
059-312-011-000	58 STONECREEK DR	450.00
059-312-012-000	54 STONECREEK DR	450.00
059-312-013-000	50 STONECREEK DR	450.00
059-312-014-000	46 STONECREEK DR	450.00
059-312-015-000	42 STONECREEK DR	450.00
059-312-016-000	38 STONECREEK DR	450.00
059-312-017-000	34 STONECREEK DR	450.00
059-312-018-000	30 STONECREEK DR	450.00
059-312-019-000	26 STONECREEK DR	450.00
059-312-020-000	22 STONECREEK DR	450.00
059-312-021-000	18 STONECREEK DR	450.00
059-312-022-000	14 STONECREEK DR	450.00
059-312-023-000	10 STONECREEK DR	450.00
059-312-024-000	6 STONECREEK DR	450.00
059-312-025-000	2 STONECREEK DR	450.00
059-312-026-000	98 STONECREEK DR	450.00
059-312-027-000	94 STONECREEK DR	450.00
059-313-001-000	75 STONECREEK DR	450.00
059-313-002-000	71 STONECREEK DR	450.00
059-313-003-000	67 STONECREEK DR	450.00
059-313-004-000	63 STONECREEK DR	450.00
059-313-005-000	59 STONECREEK DR	450.00
059-313-006-000	55 STONECREEK DR	450.00
059-313-007-000	51 STONECREEK DR	450.00
059-313-008-000	47 STONECREEK DR	450.00
059-313-009-000	43 STONECREEK DR	450.00
059-313-010-000	39 STONECREEK DR	450.00
059-313-011-000	35 STONECREEK DR	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-313-012-000	31 STONECREEK DR	450.00
059-313-013-000	27 STONECREEK DR	450.00
059-313-014-000	23 STONECREEK DR	450.00
059-313-015-000	19 STONECREEK DR	450.00
059-313-016-000	15 STONECREEK DR	450.00
059-313-017-000	11 STONECREEK DR	450.00
059-313-018-000	7 STONECREEK DR	450.00
059-313-019-000	3 STONECREEK DR	450.00
059-313-020-000	39 SEQUOIA GROVE WAY	450.00
059-313-021-000	35 SEQUOIA GROVE WAY	450.00
059-313-022-000	31 SEQUOIA GROVE WAY	450.00
059-313-023-000	27 SEQUOIA GROVE WAY	450.00
059-313-024-000	23 SEQUOIA GROVE WAY	450.00
059-313-025-000	19 SEQUOIA GROVE WAY	450.00
059-313-026-000	2 KARLY CT	450.00
059-313-027-000	6 KARLY CT	450.00
059-313-028-000	10 KARLY CT	450.00
059-313-029-000	14 KARLY CT	450.00
059-313-030-000	18 KARLY CT	450.00
059-313-031-000	22 KARLY CT	450.00
059-313-032-000	23 KARLY CT	450.00
059-313-033-000	19 KARLY CT	450.00
059-313-034-000	15 KARLY CT	450.00
059-313-035-000	11 KARLY CT	450.00
059-313-036-000	7 KARLY CT	450.00
059-313-037-000	3 KARLY CT	450.00
059-313-038-000	2 DEAVER CT	450.00
059-313-039-000	6 DEAVER CT	450.00
059-313-040-000	10 DEAVER CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-313-041-000	14 DEAVER CT	450.00
059-313-042-000	18 DEAVER CT	450.00
059-313-043-000	11 DEAVER CT	450.00
059-313-044-000	7 DEAVER CT	450.00
059-313-045-000	3 DEAVER CT	450.00
059-313-046-000	36 TOSCANA DR	450.00
059-313-047-000	40 TOSCANA DR	450.00
059-314-001-000	63 TOSCANA DR	450.00
059-314-002-000	59 TOSCANA DR	450.00
059-314-003-000	55 TOSCANA DR	450.00
059-314-004-000	51 TOSCANA DR	450.00
059-314-005-000	47 TOSCANA DR	450.00
059-314-006-000	43 TOSCANA DR	450.00
059-314-007-000	39 TOSCANA DR	450.00
059-314-008-000	35 TOSCANA DR	450.00
059-314-009-000	31 TOSCANA DR	450.00
059-314-010-000	27 TOSCANA DR	450.00
059-314-011-000	23 TOSCANA DR	450.00
059-314-012-000	19 TOSCANA DR	450.00
059-314-013-000	15 TOSCANA DR	450.00
059-314-014-000	11 TOSCANA DR	450.00
059-314-015-000	7 TOSCANA DR	450.00
059-314-016-000	3 TOSCANA DR	450.00
059-314-017-000	7 SEQUOIA GROVE CT	450.00
059-314-018-000	3 SEQUOIA GROVE CT	450.00
059-314-019-000	2 SEQUOIA GROVE CT	450.00
059-314-020-000	6 SEQUOIA GROVE CT	450.00
059-314-021-000	10 SEQUOIA GROVE CT	450.00
059-314-022-000	14 SEQUOIA GROVE WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-314-023-000	18 SEQUOIA GROVE WAY	450.00
059-314-024-000	22 SEQUOIA GROVE WAY	450.00
059-314-025-000	26 SEQUOIA GROVE WAY	450.00
059-314-026-000	30 SEQUOIA GROVE WAY	450.00
059-314-027-000	34 SEQUOIA GROVE WAY	450.00
059-314-028-000	38 SEQUOIA GROVE WAY	450.00
059-314-029-000	42 SEQUOIA GROVE WAY	450.00
059-314-030-000	46 SEQUOIA GROVE WAY	450.00
059-314-031-000	50 SEQUOIA GROVE WAY	450.00
059-314-032-000	54 SEQUOIA GROVE WAY	450.00
059-314-033-000	58 SEQUOIA GROVE WAY	450.00
059-321-001-000	3 SPINETTA CT	450.00
059-321-002-000	7 SPINETTA CT	450.00
059-321-003-000	11 SPINETTA CT	450.00
059-321-004-000	15 SPINETTA CT	450.00
059-321-005-000	14 SPINETTA CT	450.00
059-321-006-000	10 SPINETTA CT	450.00
059-321-007-000	6 SPINETTA CT	450.00
059-321-008-000	2 SPINETTA CT	450.00
059-322-001-000	94 OAKSTONE WAY	450.00
059-322-002-000	98 OAKSTONE WAY	450.00
059-322-003-000	102 OAKSTONE WAY	450.00
059-322-004-000	106 OAKSTONE WAY	450.00
059-322-005-000	110 OAKSTONE WAY	450.00
059-322-006-000	114 OAKSTONE WAY	450.00
059-322-007-000	118 OAKSTONE WAY	450.00
059-322-008-000	122 OAKSTONE WAY	450.00
059-322-009-000	126 OAKSTONE WAY	450.00
059-323-001-000	101 OAKSTONE WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-323-002-000	97 OAKSTONE WAY	450.00
059-323-003-000	93 OAKSTONE WAY	450.00
059-323-004-000	89 OAKSTONE WAY	450.00
059-323-005-000	85 OAKSTONE WAY	450.00
059-323-006-000	81 OAKSTONE WAY	450.00
059-323-007-000	77 OAKSTONE WAY	450.00
059-323-008-000	73 OAKSTONE WAY	450.00
059-323-009-000	69 OAKSTONE WAY	450.00
059-323-010-000	65 OAKSTONE WAY	450.00
059-324-002-000	90 OAKSTONE WAY	450.00
059-324-003-000	86 OAKSTONE WAY	450.00
059-324-004-000	82 OAKSTONE WAY	450.00
059-324-005-000	78 OAKSTONE WAY	450.00
059-324-006-000	74 OAKSTONE WAY	450.00
059-324-007-000	70 OAKSTONE WAY	450.00
059-324-008-000	66 OAKSTONE WAY	450.00
059-324-009-000	62 OAKSTONE WAY	450.00
059-324-010-000	58 OAKSTONE WAY	450.00
059-324-011-000	54 OAKSTONE WAY	450.00
059-324-012-000	50 OAKSTONE WAY	450.00
059-324-013-000	46 OAKSTONE WAY	450.00
059-325-001-000	60 WHITE OAK DR	450.00
059-325-002-000	64 WHITE OAK DR	450.00
059-325-003-000	68 WHITE OAK DR	450.00
059-325-004-000	72 WHITE OAK DR	450.00
059-325-005-000	76 WHITE OAK DR	450.00
059-325-006-000	80 WHITE OAK DR	450.00
059-325-007-000	84 WHITE OAK DR	450.00
059-325-008-000	88 WHITE OAK DR	450.00

Slight variances may occur due to rounding

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APN	Site Address	Assessment Total
059-325-009-000	92 WHITE OAK DR	450.00
059-325-010-000	96 WHITE OAK DR	450.00
059-325-011-000	91 RENWOOD LN	450.00
059-325-012-000	87 RENWOOD LN	450.00
059-325-013-000	83 RENWOOD LN	450.00
059-325-014-000	79 RENWOOD LN	450.00
059-325-015-000	75 RENWOOD LN	450.00
059-325-016-000	71 RENWOOD LN	450.00
059-325-017-000	67 RENWOOD LN	450.00
059-325-018-000	63 RENWOOD LN	450.00
059-325-019-000	59 RENWOOD LN	450.00
059-325-020-000	55 RENWOOD LN	450.00
059-326-001-000	54 RENWOOD LN	450.00
059-326-002-000	58 RENWOOD LN	450.00
059-326-003-000	62 RENWOOD LN	450.00
059-326-004-000	66 RENWOOD LN	450.00
059-326-005-000	70 RENWOOD LN	450.00
059-326-006-000	74 RENWOOD LN	450.00
059-326-007-000	78 RENWOOD LN	450.00
059-326-008-000	82 RENWOOD LN	450.00
059-326-009-000	86 RENWOOD LN	450.00
059-326-010-000	90 RENWOOD LN	450.00
059-326-011-000	94 RENWOOD LN	450.00
059-331-001-000	48 IRONHORSE DR	450.00
059-331-002-000	44 IRONHORSE DR	450.00
059-331-003-000	40 IRONHORSE DR	450.00
059-331-005-000	14 IRONHORSE DR	450.00
059-331-006-000	10 IRONHORSE DR	450.00
059-331-007-000	6 IRONHORSE DR	450.00

Slight variances may occur due to rounding

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APN	Site Address	Assessment Total
059-331-008-000	2 IRONHORSE DR	450.00
059-331-009-000	2 OAKSTONE CT	450.00
059-331-010-000	6 OAKSTONE CT	450.00
059-331-011-000	10 OAKSTONE CT	450.00
059-331-012-000	14 OAKSTONE WAY	450.00
059-331-013-000	18 OAKSTONE WAY	450.00
059-331-014-000	22 OAKSTONE WAY	450.00
059-331-015-000	26 OAKSTONE WAY	450.00
059-331-016-000	30 OAKSTONE WAY	450.00
059-331-017-000	34 OAKSTONE WAY	450.00
059-331-018-000	38 OAKSTONE WAY	450.00
059-331-019-000	42 OAKSTONE WAY	450.00
059-332-001-000	39 IRONHORSE DR	450.00
059-332-002-000	35 IRONHORSE DR	450.00
059-332-003-000	31 IRONHORSE DR	450.00
059-332-004-000	27 IRONHORSE DR	450.00
059-332-005-000	23 IRONHORSE DR	450.00
059-332-006-000	19 IRONHORSE DR	450.00
059-332-007-000	15 IRONHORSE DR	450.00
059-332-008-000	11 IRONHORSE DR	450.00
059-332-009-000	7 IRONHORSE DR	450.00
059-332-010-000	3 IRONHORSE DR	450.00
059-332-011-000	2 SIRAH DR	450.00
059-332-012-000	6 SIRAH DR	450.00
059-332-013-000	10 SIRAH DR	450.00
059-332-014-000	14 SIRAH DR	450.00
059-332-015-000	18 SIRAH DR	450.00
059-332-016-000	22 SIRAH DR	450.00
059-332-017-000	26 SIRAH DR	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-332-018-000	30 SIRAH DR	450.00
059-332-019-000	34 SIRAH DR	450.00
059-332-020-000	38 SIRAH DR	450.00
059-333-001-000	39 SIRAH DR	450.00
059-333-002-000	35 SIRAH DR	450.00
059-333-003-000	31 SIRAH DR	450.00
059-333-004-000	27 SIRAH DR	450.00
059-333-005-000	23 SIRAH DR	450.00
059-333-006-000	19 SIRAH DR	450.00
059-333-007-000	15 SIRAH DR	450.00
059-333-008-000	11 SIRAH DR	450.00
059-333-009-000	7 SIRAH DR	450.00
059-333-010-000	3 SIRAH DR	450.00
059-341-001-000	584 GRANITE SPRINGS WAY	450.00
059-341-002-000	580 GRANITE SPRINGS WAY	450.00
059-341-003-000	576 GRANITE SPRINGS WAY	450.00
059-341-004-000	572 GRANITE SPRINGS WAY	450.00
059-341-005-000	568 GRANITE SPRINGS WAY	450.00
059-341-006-000	564 GRANITE SPRINGS WAY	450.00
059-341-007-000	560 GRANITE SPRINGS WAY	450.00
059-341-008-000	556 GRANITE SPRINGS WAY	450.00
059-341-009-000	552 GRANITE SPRINGS WAY	450.00
059-341-010-000	548 GRANITE SPRINGS WAY	450.00
059-341-011-000	544 GRANITE SPRINGS WAY	450.00
059-341-012-000	540 GRANITE SPRINGS WAY	450.00
059-341-013-000	536 GRANITE SPRINGS WAY	450.00
059-341-014-000	532 GRANITE SPRINGS WAY	450.00
059-341-015-000	528 GRANITE SPRINGS WAY	450.00
059-341-016-000	524 GRANITE SPRINGS WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-341-017-000	520 GRANITE SPRINGS WAY	450.00
059-341-018-000	516 GRANITE SPRINGS WAY	450.00
059-341-019-000	512 GRANITE SPRINGS WAY	450.00
059-341-020-000	508 GRANITE SPRINGS WAY	450.00
059-341-021-000	504 GRANITE SPRINGS WAY	450.00
059-341-022-000	500 GRANITE SPRINGS WAY	450.00
059-342-001-000	575 GRANITE SPRINGS WAY	450.00
059-342-002-000	571 GRANITE SPRINGS WAY	450.00
059-342-003-000	567 GRANITE SPRINGS WAY	450.00
059-342-004-000	563 GRANITE SPRINGS WAY	450.00
059-342-005-000	559 GRANITE SPRINGS WAY	450.00
059-342-006-000	3 SADIE PL	450.00
059-342-007-000	2 SADIE PL	450.00
059-342-008-000	6 SADIE PL	450.00
059-342-009-000	545 GRANITE SPRINGS WAY	450.00
059-342-010-000	541 GRANITE SPRINGS WAY	450.00
059-342-011-000	537 GRANITE SPRINGS WAY	450.00
059-342-012-000	533 GRANITE SPRINGS WAY	450.00
059-342-013-000	529 GRANITE SPRINGS WAY	450.00
059-342-014-000	27 MARSALA PL	450.00
059-342-015-000	23 MARSALA PL	450.00
059-342-016-000	19 MARSALA PL	450.00
059-342-017-000	15 MARSALA PL	450.00
059-342-018-000	11 MARSALA PL	450.00
059-342-019-000	7 MARSALA PL	450.00
059-342-020-000	3 MARSALA PL	450.00
059-342-021-000	2 MARSALA PL	450.00
059-342-022-000	6 MARSALA PL	450.00
059-342-023-000	10 MARSALA PL	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-342-024-000	14 MARSALA PL	450.00
059-342-025-000	18 MARSALA PL	450.00
059-342-026-000	22 MARSALA PL	450.00
059-342-027-000	26 MARSALA PL	450.00
059-342-028-000	30 MARSALA PL	450.00
059-361-001-000	227 CANTADA WAY	450.00
059-361-002-000	231 CANTADA WAY	450.00
059-361-003-000	235 CANTADA WAY	450.00
059-361-004-000	239 CANTADA WAY	450.00
059-361-005-000	243 CANTADA WAY	450.00
059-361-006-000	247 CANTADA WAY	450.00
059-361-007-000	251 CANTADA WAY	450.00
059-361-008-000	255 CANTADA WAY	450.00
059-361-009-000	259 CANTADA WAY	450.00
059-361-010-000	263 CANTADA WAY	450.00
059-361-011-000	267 CANTADA WAY	450.00
059-361-012-000	271 CANTADA WAY	450.00
059-361-013-000	275 CANTADA WAY	450.00
059-361-014-000	279 CANTADA WAY	450.00
059-361-015-000	283 CANTADA WAY	450.00
059-361-016-000	287 CANTADA WAY	450.00
059-361-017-000	291 CANTADA WAY	450.00
059-361-018-000	295 CANTADA CT	450.00
059-361-019-000	299 CANTADA CT	450.00
059-361-020-000	311 CANTADA CT	450.00
059-361-021-000	312 CANTADA CT	450.00
059-361-022-000	308 CANTADA CT	450.00
059-361-023-000	304 CANTADA CT	450.00
059-361-024-000	300 CANTADA CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-361-025-000	236 SAGEBRUSH LN	450.00
059-361-026-000	232 SAGEBRUSH LN	450.00
059-361-027-000	228 SAGEBRUSH LN	450.00
059-361-028-000	19 FARENTINO PL	450.00
059-361-029-000	15 FARENTINO PL	450.00
059-361-030-000	11 FARENTINO PL	450.00
059-361-031-000	7 FARENTINO PL	450.00
059-361-032-000	3 FARENTINO PL	450.00
059-362-001-000	222 CANTADA WAY	450.00
059-362-002-000	226 CANTADA WAY	450.00
059-362-003-000	230 CANTADA WAY	450.00
059-362-004-000	234 CANTADA WAY	450.00
059-362-005-000	238 CANTADA WAY	450.00
059-362-006-000	242 CANTADA WAY	450.00
059-362-007-000	264 CANTADA WAY	450.00
059-362-008-000	268 CANTADA WAY	450.00
059-362-009-000	272 CANTADA WAY	450.00
059-362-010-000	235 SORRENTO LN	450.00
059-362-011-000	231 SORRENTO LN	450.00
059-362-012-000	227 SORRENTO LN	450.00
059-362-013-000	223 SORRENTO LN	450.00
059-362-014-000	219 SORRENTO LN	450.00
059-362-015-000	215 SORRENTO LN	450.00
059-363-001-000	206 SORRENTO LN	450.00
059-363-002-000	210 SORRENTO LN	450.00
059-363-003-000	214 SORRENTO LN	450.00
059-363-004-000	218 SORRENTO LN	450.00
059-363-005-000	222 SORRENTO LN	450.00
059-363-006-000	226 SORRENTO LN	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-363-007-000	230 SORRENTO LN	450.00
059-363-008-000	234 SORRENTO LN	450.00
059-363-009-000	282 CANTADA WAY	450.00
059-363-010-000	286 CANTADA WAY	450.00
059-363-011-000	290 CANTADA WAY	450.00
059-363-012-000	231 SAGEBRUSH LN	450.00
059-363-013-000	227 SAGEBRUSH LN	450.00
059-363-014-000	223 SAGEBRUSH LN	450.00
059-363-015-000	219 SAGEBRUSH LN	450.00
059-363-016-000	215 SAGEBRUSH LN	450.00
059-363-017-000	211 SAGEBRUSH LN	450.00
059-363-018-000	207 SAGEBRUSH LN	450.00
059-363-019-000	203 SAGEBRUSH LN	450.00
059-364-001-000	212 SAGEBRUSH LN	450.00
059-364-002-000	216 SAGEBRUSH LN	450.00
059-364-003-000	220 SAGEBRUSH LN	450.00
059-364-004-000	18 FARENTINO PL	450.00
059-364-005-000	14 FARENTINO PL	450.00
059-364-006-000	10 FARENTINO PL	450.00
059-364-007-000	6 FARENTINO PL	450.00
059-364-008-000	2 FARENTINO PL	450.00
059-364-009-000	3 SELVINO CT	450.00
059-364-010-000	7 SELVINO CT	450.00
059-364-011-000	11 SELVINO CT	450.00
059-364-012-000	15 SELVINO CT	450.00
059-371-001-000	350 SUMMERWOOD DR	450.00
059-371-002-000	346 SUMMERWOOD DR	450.00
059-371-003-000	342 SUMMERWOOD DR	450.00
059-371-004-000	338 SUMMERWOOD DR	450.00

Slight variances may occur due to rounding

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APN	Site Address	Assessment Total
059-371-005-000	334 SUMMERWOOD DR	450.00
059-371-006-000	330 SUMMERWOOD DR	450.00
059-371-007-000	326 SUMMERWOOD DR	450.00
059-371-008-000	322 SUMMERWOOD DR	450.00
059-371-009-000	318 SUMMERWOOD DR	450.00
059-371-010-000	314 SUMMERWOOD DR	450.00
059-371-011-000	310 SUMMERWOOD DR	450.00
059-371-012-000	306 SUMMERWOOD DR	450.00
059-371-013-000	302 SUMMERWOOD DR	450.00
059-371-014-000	126 TAPESTRY LN	450.00
059-371-015-000	122 TAPESTRY LN	450.00
059-371-016-000	118 TAPESTRY LN	450.00
059-371-017-000	114 TAPESTRY LN	450.00
059-371-018-000	110 TAPESTRY LN	450.00
059-371-019-000	106 TAPESTRY LN	450.00
059-371-020-000	102 TAPESTRY LN	450.00
059-371-021-000	103 TERRAZZO LN	450.00
059-371-022-000	107 TERRAZZO LN	450.00
059-371-023-000	111 TERRAZZO LN	450.00
059-371-024-000	115 TERRAZZO LN	450.00
059-371-025-000	119 TERRAZZO LN	450.00
059-371-026-000	123 TERRAZZO LN	450.00
059-371-027-000	127 TERRAZZO LN	450.00
059-371-028-000	131 TERRAZZO LN	450.00
059-371-029-000	135 TERRAZZO LN	450.00
059-371-030-000	139 TERRAZZO LN	450.00
059-371-031-000	143 TERRAZZO LN	450.00
059-371-032-000	147 TERRAZZO LN	450.00
059-371-033-000	151 TERRAZZO LN	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-371-034-000	155 TERRAZZO LN	450.00
059-371-035-000	159 TERRAZZO LN	450.00
059-371-036-000	163 TERRAZZO LN	450.00
059-371-037-000	167 TERRAZZO LN	450.00
059-371-038-000	171 TERRAZZO LN	450.00
059-371-039-000	175 TERRAZZO LN	450.00
059-372-001-000	181 GOLD VALLEY WAY	450.00
059-372-002-000	177 GOLD VALLEY WAY	450.00
059-372-003-000	173 GOLD VALLEY WAY	450.00
059-372-004-000	106 TERRAZZO LN	450.00
059-372-005-000	110 TERRAZZO LN	450.00
059-372-006-000	114 TERRAZZO LN	450.00
059-372-007-000	118 TERRAZZO LN	450.00
059-372-008-000	134 TERRAZZO LN	450.00
059-372-009-000	138 TERRAZZO LN	450.00
059-372-010-000	142 TERRAZZO LN	450.00
059-372-011-000	146 TERRAZZO LN	450.00
059-372-012-000	160 TERRAZZO LN	450.00
059-372-013-000	164 TERRAZZO LN	450.00
059-372-014-000	11 MOSAIC CT	450.00
059-372-015-000	7 MOSAIC CT	450.00
059-372-016-000	3 MOSAIC CT	450.00
059-372-017-000	2 MOSAIC CT	450.00
059-372-018-000	6 MOSAIC CT	450.00
059-372-019-000	10 MOSAIC CT	450.00
059-372-020-000	12 MOSAIC CT	450.00
059-373-001-000	223 CANTADA WAY	450.00
059-373-002-000	219 CANTADA WAY	450.00
059-373-003-000	215 CANTADA WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-373-004-000	211 CANTADA WAY	450.00
059-374-001-000	202 CANTADA WAY	450.00
059-374-002-000	206 CANTADA WAY	450.00
059-374-003-000	210 CANTADA WAY	450.00
059-374-004-000	214 CANTADA WAY	450.00
059-374-005-000	218 CANTADA WAY	450.00
059-374-006-000	211 SORRENTO LN	450.00
059-374-007-000	207 SORRENTO LN	450.00
059-374-008-000	203 SORRENTO LN	450.00
059-375-001-000	178 GOLD VALLEY WAY	450.00
059-375-002-000	174 GOLD VALLEY WAY	450.00
059-375-003-000	170 GOLD VALLEY WAY	450.00
059-375-004-000	166 GOLD VALLEY WAY	450.00
059-381-001-000	22 SELVINO CT	450.00
059-381-002-000	18 SELVINO CT	450.00
059-381-003-000	14 SELVINO CT	450.00
059-381-004-000	10 SELVINO CT	450.00
059-381-005-000	6 SELVINO CT	450.00
059-383-001-000	151 HORIZON WAY	450.00
059-383-002-000	147 HORIZON WAY	450.00
059-383-003-000	143 HORIZON WAY	450.00
059-383-004-000	139 HORIZON WAY	450.00
059-383-005-000	135 HORIZON WAY	450.00
059-383-006-000	131 HORIZON WAY	450.00
059-383-007-000	127 HORIZON WAY	450.00
059-383-008-000	123 HORIZON WAY	450.00
059-383-009-000	119 HORIZON WAY	450.00
059-383-010-000	115 HORIZON WAY	450.00
059-383-011-000	111 HORIZON WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-383-012-000	107 HORIZON WAY	450.00
059-383-013-000	103 HORIZON WAY	450.00
059-384-001-000	23 HORIZON CT	450.00
059-384-002-000	19 HORIZON CT	450.00
059-384-003-000	15 HORIZON CT	450.00
059-384-004-000	11 HORIZON CT	450.00
059-384-005-000	7 HORIZON CT	450.00
059-385-001-000	134 HORIZON WAY	450.00
059-385-002-000	130 HORIZON WAY	450.00
059-385-003-000	126 HORIZON WAY	450.00
059-385-004-000	122 HORIZON WAY	450.00
059-385-005-000	118 HORIZON WAY	450.00
059-385-006-000	114 HORIZON WAY	450.00
059-385-007-000	110 HORIZON WAY	450.00
059-385-008-000	106 HORIZON WAY	450.00
059-385-009-000	102 HORIZON WAY	450.00
059-385-010-000	103 HALLMARK LN	450.00
059-385-011-000	107 HALLMARK LN	450.00
059-385-012-000	111 HALLMARK LN	450.00
059-385-013-000	115 HALLMARK LN	450.00
059-385-014-000	119 HALLMARK LN	450.00
059-385-015-000	123 HALLMARK LN	450.00
059-385-016-000	127 HALLMARK LN	450.00
059-386-001-000	26 HORIZON CT	450.00
059-386-002-000	22 HORIZON CT	450.00
059-386-003-000	18 HORIZON CT	450.00
059-386-004-000	14 HORIZON CT	450.00
059-386-005-000	10 HORIZON CT	450.00
059-386-006-000	6 HORIZON CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-386-007-000	2 HORIZON CT	450.00
059-386-008-000	3 HALLMARK CT	450.00
059-386-009-000	7 HALLMARK CT	450.00
059-386-010-000	11 HALLMARK CT	450.00
059-386-011-000	15 HALLMARK CT	450.00
059-386-012-000	19 HALLMARK CT	450.00
059-386-013-000	23 HALLMARK CT	450.00
059-386-014-000	27 HALLMARK CT	450.00
059-387-001-000	26 HALLMARK CT	450.00
059-387-002-000	22 HALLMARK CT	450.00
059-387-003-000	18 HALLMARK CT	450.00
059-387-004-000	14 HALLMARK CT	450.00
059-392-001-000	102 TUSCAN OAK TRL	450.00
059-392-002-000	106 TUSCAN OAK TRL	450.00
059-392-003-000	110 TUSCAN OAK TRL	450.00
059-392-004-000	114 TUSCAN OAK TRL	450.00
059-392-005-000	118 TUSCAN OAK TRL	450.00
059-392-006-000	122 TUSCAN OAK TRL	450.00
059-392-007-000	126 TUSCAN OAK TRL	450.00
059-392-008-000	130 TUSCAN OAK TRL	450.00
059-392-009-000	134 TUSCAN OAK TRL	450.00
059-392-010-000	138 TUSCAN OAK TRL	450.00
059-392-011-000	253 GOLDEN BROOK LN	450.00
059-392-012-000	251 GOLDEN BROOK LN	450.00
059-392-013-000	143 CRESTWOOD LN	450.00
059-392-014-000	139 CRESTWOOD LN	450.00
059-392-015-000	135 CRESTWOOD LN	450.00
059-392-016-000	131 CRESTWOOD LN	450.00
059-392-017-000	127 CRESTWOOD LN	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-392-018-000	123 CRESTWOOD LN	450.00
059-392-019-000	119 CRESTWOOD LN	450.00
059-392-020-000	115 CRESTWOOD LN	450.00
059-392-021-000	111 CRESTWOOD LN	450.00
059-392-022-000	107 CRESTWOOD LN	450.00
059-392-023-000	103 CRESTWOOD LN	450.00
059-393-001-000	102 CRESTWOOD LN	450.00
059-393-002-000	106 CRESTWOOD LN	450.00
059-393-003-000	110 CRESTWOOD LN	450.00
059-393-004-000	114 CRESTWOOD LN	450.00
059-393-005-000	118 CRESTWOOD LN	450.00
059-393-006-000	122 CRESTWOOD LN	450.00
059-393-007-000	126 CRESTWOOD LN	450.00
059-393-008-000	130 CRESTWOOD LN	450.00
059-393-009-000	134 CRESTWOOD LN	450.00
059-393-010-000	138 CRESTWOOD LN	450.00
059-393-011-000	142 CRESTWOOD LN	450.00
059-393-012-000	139 SUMMERWOOD DR	450.00
059-393-013-000	135 SUMMERWOOD DR	450.00
059-393-014-000	131 SUMMERWOOD DR	450.00
059-393-015-000	127 SUMMERWOOD DR	450.00
059-393-016-000	123 SUMMERWOOD DR	450.00
059-393-017-000	119 SUMMERWOOD DR	450.00
059-393-018-000	115 SUMMERWOOD DR	450.00
059-393-019-000	111 SUMMERWOOD DR	450.00
059-393-020-000	107 SUMMERWOOD DR	450.00
059-393-021-000	103 SUMMERWOOD DR	450.00
059-394-001-000	127 TAPESTRY LN	450.00
059-394-002-000	123 TAPESTRY LN	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-394-003-000	119 TAPESTRY LN	450.00
059-394-004-000	115 TAPESTRY LN	450.00
059-394-005-000	111 TAPESTRY LN	450.00
059-394-006-000	107 TAPESTRY LN	450.00
059-394-007-000	147 GOLD VALLEY WAY	450.00
059-394-008-000	143 GOLD VALLEY WAY	450.00
059-394-009-000	139 GOLD VALLEY WAY	450.00
059-394-010-000	135 GOLD VALLEY WAY	450.00
059-394-011-000	102 GOLDEN BROOK LN	450.00
059-394-012-000	106 GOLDEN BROOK LN	450.00
059-394-013-000	110 GOLDEN BROOK LN	450.00
059-394-014-000	202 SUMMERWOOD DR	450.00
059-394-015-000	206 SUMMERWOOD DR	450.00
059-395-001-000	102 SUMMERWOOD DR	450.00
059-395-002-000	106 SUMMERWOOD DR	450.00
059-395-003-000	110 SUMMERWOOD DR	450.00
059-395-004-000	114 SUMMERWOOD DR	450.00
059-395-005-000	118 SUMMERWOOD DR	450.00
059-395-006-000	122 SUMMERWOOD DR	450.00
059-395-007-000	126 SUMMERWOOD DR	450.00
059-395-008-000	130 SUMMERWOOD DR	450.00
059-395-009-000	111 GOLDEN BROOK LN	450.00
059-395-010-000	107 GOLDEN BROOK LN	450.00
059-395-011-000	103 GOLDEN BROOK LN	450.00
059-395-012-000	123 GOLD VALLEY CT	450.00
059-395-013-000	119 GOLD VALLEY CT	450.00
059-395-014-000	115 GOLD VALLEY CT	450.00
059-395-015-000	102 GOLD VALLEY CT	450.00
059-395-016-000	106 GOLD VALLEY CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-395-017-000	110 GOLD VALLEY CT	450.00
059-395-018-000	114 GOLD VALLEY CT	450.00
059-395-019-000	118 GOLD VALLEY CT	450.00
059-395-020-000	122 GOLD VALLEY CT	450.00
059-395-021-000	126 GOLD VALLEY CT	450.00
059-395-022-000	130 GOLD VALLEY CT	450.00
059-395-023-000	134 GOLD VALLEY WAY	450.00
059-395-024-000	138 GOLD VALLEY WAY	450.00
059-395-025-000	142 GOLD VALLEY WAY	450.00
059-395-026-000	146 GOLD VALLEY WAY	450.00
059-395-027-000	150 GOLD VALLEY WAY	450.00
059-395-028-000	154 GOLD VALLEY WAY	450.00
059-395-030-000	158 GOLD VALLEY WAY	450.00
059-395-031-000	162 GOLD VALLEY WAY	450.00
059-402-001-000	199 SIENNA WAY	450.00
059-402-002-000	195 SIENNA WAY	450.00
059-402-003-000	191 SIENNA WAY	450.00
059-402-004-000	187 SIENNA WAY	450.00
059-402-005-000	183 SIENNA WAY	450.00
059-402-006-000	179 SIENNA WAY	450.00
059-402-007-000	175 SIENNA WAY	450.00
059-402-008-000	171 SIENNA WAY	450.00
059-402-009-000	167 SIENNA WAY	450.00
059-402-011-000	163 HORIZON WAY	450.00
059-402-012-000	159 HORIZON WAY	450.00
059-402-013-000	155 HORIZON WAY	450.00
059-403-001-000	178 SIENNA WAY	450.00
059-403-002-000	174 SIENNA WAY	450.00
059-403-003-000	170 SIENNA WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-403-004-000	138 HORIZON WAY	450.00
059-403-005-000	131 HALLMARK LN	450.00
059-403-006-000	135 HALLMARK LN	450.00
059-404-002-000	223 SIENNA CT	450.00
059-404-003-000	219 SIENNA CT	450.00
059-404-004-000	215 SIENNA CT	450.00
059-404-005-000	211 SIENNA CT	450.00
059-404-006-000	207 SIENNA CT	450.00
059-405-001-000	216 SIENNA CT	450.00
059-405-002-000	212 SIENNA CT	450.00
059-405-003-000	208 SIENNA CT	450.00
059-405-004-000	204 SIENNA WAY	450.00
059-405-005-000	200 SIENNA WAY	450.00
059-405-006-000	196 SIENNA WAY	450.00
059-405-007-000	192 SIENNA WAY	450.00
059-405-008-000	188 SIENNA WAY	450.00
059-405-009-000	184 SIENNA WAY	450.00
059-405-010-000	31 SERENA PL	450.00
059-405-011-000	27 SERENA PL	450.00
059-405-012-000	23 SERENA PL	450.00
059-405-013-000	19 SERENA PL	450.00
059-405-014-000	15 SERENA PL	450.00
059-405-015-000	11 SERENA PL	450.00
059-405-016-000	7 SERENA PL	450.00
059-405-017-000	3 SERENA PL	450.00
059-406-001-000	2 SERENA PL	450.00
059-406-002-000	6 SERENA PL	450.00
059-406-003-000	10 SERENA PL	450.00
059-406-004-000	14 SERENA PL	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-406-005-000	18 SERENA PL	450.00
059-406-006-000	22 SERENA PL	450.00
059-406-007-000	26 SERENA PL	450.00
059-406-008-000	19 SAGEBRUSH CT	450.00
059-406-009-000	15 SAGEBRUSH CT	450.00
059-406-010-000	11 SAGEBRUSH CT	450.00
059-406-011-000	7 SAGEBRUSH CT	450.00
059-406-012-000	3 SAGEBRUSH CT	450.00
059-411-001-000	22 TUSCAN OAK TRL	450.00
059-411-002-000	18 TUSCAN OAK TRL	450.00
059-411-003-000	14 TUSCAN OAK TRL	450.00
059-411-004-000	10 TUSCAN OAK TRL	450.00
059-411-005-000	6 TUSCAN OAK TRL	450.00
059-411-006-000	2 TUSCAN OAK TRL	450.00
059-411-007-000	206 SONOMA CREEK WAY	450.00
059-411-008-000	202 SONOMA CREEK WAY	450.00
059-411-009-000	198 SONOMA CREEK WAY	450.00
059-411-010-000	194 SONOMA CREEK WAY	450.00
059-411-011-000	190 SONOMA CREEK WAY	450.00
059-411-012-000	186 SONOMA CREEK WAY	450.00
059-411-013-000	182 SONOMA CREEK WAY	450.00
059-411-014-000	178 SONOMA CREEK WAY	450.00
059-411-015-000	174 SONOMA CREEK WAY	450.00
059-411-016-000	170 SONOMA CREEK WAY	450.00
059-411-017-000	166 SONOMA CREEK WAY	450.00
059-411-018-000	162 SONOMA CREEK WAY	450.00
059-411-019-000	158 SONOMA CREEK WAY	450.00
059-411-020-000	154 SONOMA CREEK WAY	450.00
059-411-021-000	150 SONOMA CREEK WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-413-001-000	183 SONOMA CREEK WAY	450.00
059-413-002-000	179 SONOMA CREEK WAY	450.00
059-413-003-000	175 SONOMA CREEK WAY	450.00
059-413-004-000	171 SONOMA CREEK WAY	450.00
059-413-005-000	167 SONOMA CREEK WAY	450.00
059-413-006-000	163 SONOMA CREEK WAY	450.00
059-413-007-000	159 SONOMA CREEK WAY	450.00
059-413-008-000	155 SONOMA CREEK WAY	450.00
059-413-009-000	151 SONOMA CREEK WAY	450.00
059-413-010-000	147 SONOMA CREEK WAY	450.00
059-413-011-000	143 SONOMA CREEK WAY	450.00
059-413-012-000	139 SONOMA CREEK WAY	450.00
059-413-013-000	135 SONOMA CREEK WAY	450.00
059-413-014-000	131 SONOMA CREEK WAY	450.00
059-413-015-000	127 SONOMA CREEK WAY	450.00
059-413-016-000	123 SONOMA CREEK WAY	450.00
059-413-017-000	119 SONOMA CREEK WAY	450.00
059-413-018-000	115 SONOMA CREEK WAY	450.00
059-413-019-000	111 SONOMA CREEK WAY	450.00
059-413-020-000	107 SONOMA CREEK WAY	450.00
059-413-021-000	103 SONOMA CREEK WAY	450.00
059-413-022-000	102 HEARTHSTONE DR	450.00
059-413-023-000	106 HEARTHSTONE DR	450.00
059-413-024-000	110 HEARTHSTONE DR	450.00
059-413-025-000	114 HEARTHSTONE DR	450.00
059-413-026-000	118 HEARTHSTONE DR	450.00
059-413-027-000	122 HEARTHSTONE DR	450.00
059-413-028-000	126 HEARTHSTONE DR	450.00
059-413-029-000	130 HEARTHSTONE DR	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-413-030-000	134 HEARTHSTONE DR	450.00
059-413-031-000	138 HEARTHSTONE DR	450.00
059-413-032-000	142 HEARTHSTONE DR	450.00
059-413-033-000	146 HEARTHSTONE DR	450.00
059-413-034-000	150 HEARTHSTONE DR	450.00
059-413-035-000	154 HEARTHSTONE DR	450.00
059-413-036-000	158 HEARTHSTONE DR	450.00
059-413-037-000	162 HEARTHSTONE DR	450.00
059-413-038-000	166 HEARTHSTONE DR	450.00
059-413-039-000	170 HEARTHSTONE DR	450.00
059-413-040-000	174 HEARTHSTONE DR	450.00
059-413-041-000	178 HEARTHSTONE DR	450.00
059-413-042-000	182 HEARTHSTONE DR	450.00
059-414-002-000	211 HEARTHSTONE DR	450.00
059-414-003-000	207 HEARTHSTONE DR	450.00
059-414-004-000	203 HEARTHSTONE DR	450.00
059-414-005-000	199 HEARTHSTONE DR	450.00
059-414-006-000	195 HEARTHSTONE DR	450.00
059-414-007-000	191 HEARTHSTONE DR	450.00
059-414-008-000	187 HEARTHSTONE DR	450.00
059-414-009-000	183 HEARTHSTONE DR	450.00
059-414-010-000	179 HEARTHSTONE DR	450.00
059-414-011-000	175 HEARTHSTONE DR	450.00
059-414-012-000	171 HEARTHSTONE DR	450.00
059-414-013-000	167 HEARTHSTONE DR	450.00
059-414-014-000	163 HEARTHSTONE DR	450.00
059-414-015-000	159 HEARTHSTONE DR	450.00
059-414-016-000	155 HEARTHSTONE DR	450.00
059-414-017-000	151 HEARTHSTONE DR	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-414-018-000	147 HEARTHSTONE DR	450.00
059-414-019-000	143 HEARTHSTONE DR	450.00
059-414-020-000	139 HEARTHSTONE DR	450.00
059-414-021-000	135 HEARTHSTONE DR	450.00
059-414-022-000	131 HEARTHSTONE DR	450.00
059-414-023-000	127 HEARTHSTONE DR	450.00
059-414-024-000	123 HEARTHSTONE DR	450.00
059-414-025-000	119 HEARTHSTONE DR	450.00
059-414-026-000	115 HEARTHSTONE DR	450.00
059-414-027-000	111 HEARTHSTONE DR	450.00
059-414-028-000	107 HEARTHSTONE DR	450.00
059-414-029-000	103 HEARTHSTONE DR	450.00
766 Accounts		\$387,180.00

City of American Canyon
Landscape and Lighting Assessment District Zone 3 - Napa Junction
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-020-047-000	406 NAPA JUNCTION RD	\$2,238.34
059-020-048-000	408 NAPA JUNCTION RD	1,505.30
059-020-049-000	410 NAPA JUNCTION RD	2,301.92
059-020-050-000	800 RELIANT WAY	40,042.86
059-020-051-000	418 NAPA JUNCTION RD	6,108.98
059-020-052-000	416 NAPA JUNCTION RD	1,604.28
059-351-010-000	7011 MAIN ST	41,493.66
059-351-012-000	5500 EUCALYPTUS DR	58,933.52
059-351-013-000	401 NAPA JUNCTION RD	1,499.38
059-351-014-000	7021 MAIN ST	1,942.38
059-351-015-000	6055 MAIN ST	1,684.64
059-351-016-000	6040 MAIN ST	3,333.60
059-352-001-000	5055 MAIN ST	5,650.44
059-352-002-000	5001 MAIN ST	11,301.62
14 Accounts		\$179,640.92
1,246 Total Accounts		\$818,460.92