

UNLOCKING THE TRUTH



WHAT’S REALLY HAPPENING BEHIND THE DAVIS SCHOOL DISTRICT DOORS

THE DOTS LEAD SOMEWHERE. WHY THE DEAD ENDS?

FOLLOW THE MONEY

2026 Davis School District Fees “Solely for New School Construction”

2,000 sq. ft. Newly Built Home in 2026

<u>Builders’ One-Time School Fee</u> at Permit Added to Home Price	<u>Builders’ Fee</u> Added to Homebuyers 30 Year Mortgage 6% Fully Amortized	<u>School District CFD #2</u> Collected in Property Tax Bill
\$10,000	\$720/year X 30 years	\$1,940/year x 30 years
\$10,000 Reimbursed by Homeowner	\$21,600 Paid to Bank by New Homebuyer	\$58,200 Paid to School District by New Homebuyer

1.

How it works:
Landowner and School Board vote (1+1=2 Votes) to annex residential project into CFD#2.

2.

*No decrease to “land value” because Homebuyer **NOT** the landowner **NOR** the Builder is paying the (fee).*

3.

*School District gets guaranteed cash flow of almost **6x actual fee.***

4.

Last newly built school in Davis: 2006.
Homebuyer fees and taxes keep rolling in...

Some Developments in the Community Facilities District (CFD) #2

Northstar | **VILLAGE FARMS**
Mace Ranch | **WILLOW GROVE**
Wildhorse | **THE CANNERY**
PALOMINO PLACE?

More . . . Next Week . . .

For more details:
unlockDSDdoors.com