

## FISCAL YEAR 2022/23 ANNUAL SB165 COMPLIANCE REPORT

# TEMECULA VALLEY UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2005-1(H)

December 12, 2023

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## Section 1. PURPOSE AND OVERVIEW

The purpose of this Report is to provide the Board with an overview of Community Facilities District No. 2005-1(H) ("CFD No. 2005-1(H)") of the Temecula Valley Unified School District (the "School District" or "District"). This CFD was formed in June of 2005 by the Hemet Unified School District ("HUSD"). On July 1, 2015, certain property within the HUSD, through a reorganization approved by the Riverside County Committee on School District Organization, transferred to the School District. Within such transfer area lies the property within the HUSD Community Facilities District No. 2005-1. As such, the HUSD Community Facilities District No. 2005-1 was transferred to the School District. For clarity only, this report refers to the community facilities district as, "CFD No. 2005-1(H)". The analysis contained herein was performed by Special District Financing & Administration, LLC ("SDFA") as the Special Tax Consultant and CFD Administrator to the District in conjunction with District staff.

### A. SUMMARY OF AUTHORIZING LEGISLATION

The Mello-Roos Community Facilities Act ("Act") of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 Era. State Senators Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 through 53368.3 of the *California Government Code*. The Act, as amended, authorizes a local governmental agency, such as a school district or city, to form a Community Facilities District ("CFD") within a defined set of boundaries for the purposes of providing public facilities and/or services. A CFD is formed for financing purposes only and is governed by the agency that formed it. Funding is provided through the levy of voter-approved special taxes. The Act also provides that multiple agencies can join together through a Joint Community Facilities Agreement ("JCFA") to form one CFD.

# B. HISTORICAL USE OF COMMUNITY FACILITY DISTRICTS AT TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

Since 1990, the District has utilized the Act to form Mello-Roos Community Facilities Districts to provide for the funding of school facilities both directly and through the use of debt financing. The District has entered into JCFAs with other municipalities to allow for the formation of one CFD to fund various public facilities, such as water and sewer facilities, to be owned and operated by the controlling municipal agency.

## Section 2. SUMMARY OF FORMATION PROCEEDINGS

Community Facilities District No. 2005-1(H) was formed in June 2005 to finance authorized school facilities and water and sewer facilities to be owned by Eastern Municipal Water District through a JCFA.

#### A. FORMATION PROCEEDING ACTIONS

The following table provides a summary of actions taken by the HUSD to form Community Facilities District No. 2005-1(H):

TABLE I FORMATION SUMM	ARY DATA
Proceedings Item	Date / Resolution No.
Resolution of Intention to Establish	5/17/2005 / Reso No. 1421
Resolution of Formation	6/21/2005 / Reso No. 1447
Date of Special Election	6/21/2005
County Fund Number	68-3702-FC

#### B. CFD LOCATION / BOUNDARIES

CFD No. 2005-1(H) is located in the southwestern area of Riverside County in an unincorporated area known as French Valley, located north of the City of Temecula. Appendix A contains the adopted and recorded boundary map for Community Facilities District No. 2005-1(H).

#### C. AUTHORIZED FACILITIES

At the time of formation, a Resolution of Intention was adopted which identifies the permitted use of the special tax funds collected and the proceeds from the issuance of debt. Additional formation documents, as well as documents adopted at the time of the issuance of any debt, may add additional specifics. The repayment of any issued debt is made from the special taxes levied within CFD No. 2005-1(H).

The type of facilities proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2005-1(H) are as follows:

Authorized facilities mean any school facility with an estimated useful life of five (5) years or longer, including sites and site improvements (including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment) classrooms, recreation facilities, on-site office space at a school, central support and administrative facilities, interim housing and transportation facilities needed in order to serve the student population to be generated as a result of development of the property within the CFD No. 2005-1(H).

Authorized facilities may also include water and sewer facilities to be owned and operated by the Eastern Municipal Water District.

Authorized facilities may also include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking and construction, together with expenses related to issuance and sale of debt, as defined in Section 53317(d) of the Act, including underwriters' discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond and official statement printing, administrative expenses of the School District, the CFD 2005-1(H) and bond trustee or fiscal agent related to the CFD No. 2005-1(H) and any such debt and all other incidental expenses. The facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the EMWD or any other government entity that will own and operate the same.

The authorized facilities listed are representative of the types of improvements to be furnished by the CFD No. 2005-1(H). Addition, deletion, or modification of descriptions of the authorized facilities maybe made consistent with the requirements of the School District, CFD No. 2005-1(H) and the Act.

## Section 3. DEBT-ISSUANCE INFORMATION

After a CFD is formed and an acceptable amount of development occurs, the CFD may issue debt with the approval of the Board acting as the legislative body of the CFD. Many different types of debt may be issued, such as Special Tax Bonds or Certificates of Participation. The repayment of the debt is the obligation of the CFD and is not an obligation of the School District.

In November 2006, Special Tax Bonds were issued. In February 2015, the HUSD District, acting as the then legislative body of CFD No. 2005-1(H), issued, through the Hemet Unified School District Financing Authority, Special Tax Revenue Bonds of which a portion was allocated to CFD No. 2005-1(H). This action refunded the original bonds to capture recognized interest rate savings. The following table shows the original 2002 Special Tax Bond issuance information and the 2015 Special Tax Revenue Bond issuance information for CFD No. 2005-1(H).

DEBT-IS	TABLE II SSUANCE INFORMATION	
Proceedings Item	2006 Special Tax Bonds	2015 Special Tax Revenue Bonds
Dated Date of Bonds	11/02/2006	02/19/2015
Final Maturity Date	Refunded	09/01/2036
Bond Issue Amount	\$4,355,000	\$3,405,000
School Facilities Proceeds (to TVUSD)	\$0	\$0
Interest Rate Range	4.25% to 5.13%	2.00% to 5.00%
Calculated Yield	5.04%	3.12%
Payment Dates	March 1 & September 1	March 1 & September 1
Subject to Arbitrage Calculation	Defeased	Yes

Appendix C provides information on the use of the funds deposited into the school facilities account from the sale of bonds. As of July 1, 2023, \$2,520,000 of principal remains outstanding.

## Section 4. DEVELOPMENT AND FISCAL STATUS

### A. CURRENT DEVELOPMENT STATUS

CFD No. 2005-1(H) is fully developed except for one lot currently being used as a detention basin. As of March 1, 2008, 146 building permits have been issued and therefore classified as Developed Property. To date, no lots have had the special tax obligation fully or partially prepaid and permanently satisfied.

#### B. FISCAL OVERVIEW

The special tax rates proposed to be levied in the coming fiscal year are presented to the Board annually and are set at an amount adequate to meet annual debt service requirements, cover administrative costs and fund school facilities directly from special taxes as authorized in the Rate and Method of Apportionment of Special Tax adopted at formation.

Appendix B provides a report of the funds collected and expended for Fiscal Year 2022/23. Appendix C contains the status of school facilities construction and funding which was authorized at the time of formation. This information is presented in compliance with SB165, the "Bond Accountability Act" which was codified in Government Code Sections 50075.1, 50075.3 and 50075.5. Appendix B also contains additional information which complies with Government Code Section 53343.1. The requirement to comply with Government Code Section 53343.1 is only applicable if requested by a person who resides in or owns property in CFD No. 2005-1(H). To date, this information has not been requested, but is being provided here for transparency purposes.

## Section 5. ADMINISTRATIVE OBLIGATIONS

This section of the Report overviews administrative obligations under which the School District has an obligation to comply.

# A. CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION ("CDIAC") REPORTING OBLIGATIONS

California Government Code requires that a report entitled, Yearly Fiscal Status Report, be filed with the California Debt and Investment Advisory Commission ("CDIAC") each October for debt issued after January 1, 1993, as well as posted on the School District website on or before January 31st. In addition, CDIAC also requires an Annual Debt Transparency Report to be filed each January for debt issued after January 1, 2017. The outstanding Hemet Unified School District Financing Authority 2015 Special Tax Revenue Bonds issued in February 2015 of which Community Facilities District No. 2005-1(H) is a part are subject only to the filing of the Yearly Fiscal Status Report. The School District is in compliance with this requirement and such report is available on the School District's website at <a href="https://www.tvusd.k12.ca.us/domain/10996">https://www.tvusd.k12.ca.us/domain/10996</a>.

# B. SECONDARY MARKET REPORTING REQUIREMENTS (RULE 15C2-12)

Secondary Market Reporting Requirements are applicable to certain debt issues dated after July 3, 1995. The Hemet School District Financing Authority 2015 Special Tax Revenue Bonds issued in February 2015 of which Community Facilities District No. 2005-1(H) is a part are subject to this requirement. The School District is in compliance with this requirement and has timely posted the required data onto the Municipal Securities Rulemaking Board website, "EMMA" (Electronic Municipal Market Access) as required.

### C. NOTICE OF SPECIAL TAX TO HOMEOWNERS

In accordance with Section 53340.2 of the Government Code, an agency will designate an office, department, or bureau to establish procedures to promptly respond to inquiries concerning current and future estimated tax liability. For purposes of enabling sellers of real property subject to the levy of special taxes to satisfy the notice requirements, the designated party will furnish a Notice of Special Tax to any individual requesting the notice within five (5) business days of receiving a request for such notice. The local agency may charge a reasonable fee for this service not to exceed ten dollars (\$10.00). SDFA is the direct contact to comply with all requests for this notice as well as general questions regarding CFD No. 2005-1(H).

## Section 6. APPENDICES

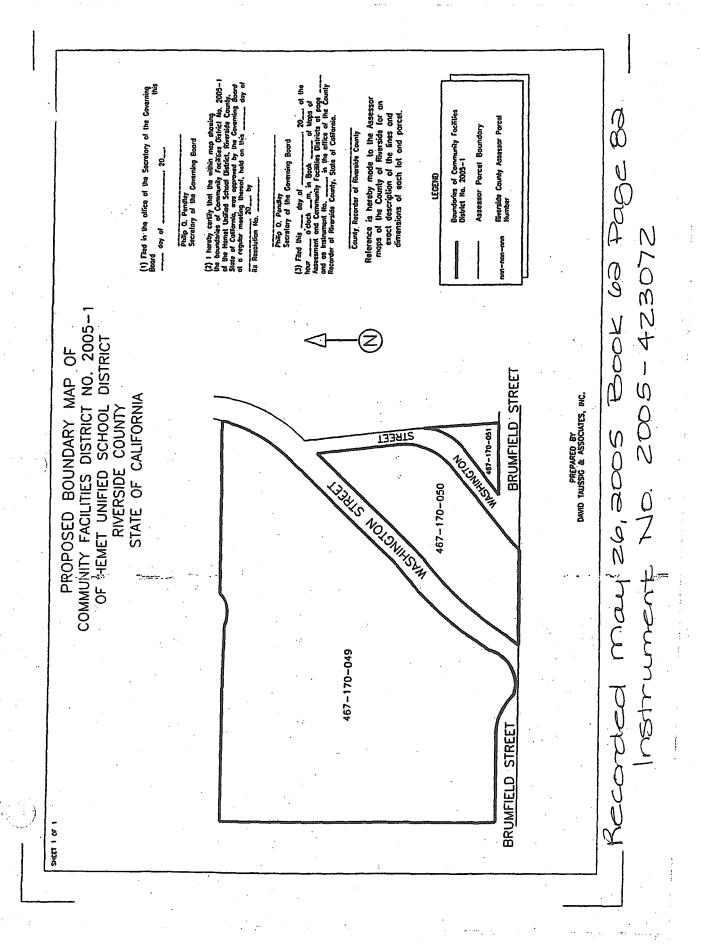
Appendix A Boundary Map

**Appendix B** Fiscal Year 2022/23 Revenues and Expenditures

Appendix C School Facilities Construction and Funding Status

## Appendix A: Boundary Map

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# COMMUNITY FACILITIES DISTRICT NO. 2005-1(H) OF TEMECULA VALLEY UNIFIED SCHOOL DISTRICT ("CFD NO. 2005-1(H)") RIVERSIDE COUNTY STATE OF CALIFORNIA SUPPLEMENTAL BOUNDARY MAP

UNIFIED SCHOOL DISTRICT, RIVERSIDE COUNTY, STATE OF CALIFORNIA RECORDED ON MAY 26, 2005, IN BOOK 62 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 62, AS INSTRUMENT NO. 2005-423072 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.) (MODIFYING THE BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2005-1 OF HEMET

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TEMECULA VIALLEY UNIFIED SCHOOL DISTRICT
AS THE LEBISLATIVE BORY OF CFD NO. 2005-(14)
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STATE OF (	-			I HEREBY CERTIFY THAT THE	BOUNDARIES OF CFD NO. 20	STATE OF CALIFORNIA, AND	AUTHORIZED BY THE "GOVE	SECTION 2(a) OF CHAPTER 2	TO THE TEMPOLIS A VALUEY I	APPROVED BY TVUSD ON TH	RESOLUTION NO. 2014-15/06	DAY OF OCTOBER, 2014 BY II	CERTIFY THAT BOTH THE "GO	COVERNANCE TRANSFER AC	COALINGUE INDICE IN TO			4		TEMECULA	AS THE LEG	STATE OF CALIFORNIA				FILED THIS 26 to DAY	HOUR OF 12:05 O'CL	MAPS OF ASSESSMENT AND	PAGE(S) 29 - 2 4AS INSTRUIN	OFFICE OF THE RECORDER F	CALIFORNIA. TATE: SP 72	:		. 2	/ halles	COUNTY RE									マーしつ	SPECIAL DISTRICT FINANCING	& ADMINISTRATION	NO PRINCE		437 WEST GRAND AVENUE	ESCONDIDO, CALIFORNIA 92025	TELEPHONE: (760)233-2630

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	56	476323018	107	4763330
	67	476323019	108	4783390
	58	476323020	109	4763390
	69	476323021	110	4763330
	09	476323022	111	4763330
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	99	476323028	117	4769390
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	88	476323030	119	4763400
	69	476323031	120	4783400
	70	476323032	121	4763400
	71	476323033	122	4763400
	72	476323034	123	47634001
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T	11	476330002	128	4763400
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7	81	476330006	132	47634001
1	82	476330007	133	47634001
	83	476330008	134	47634001
	84	476330009	135	47634001
	85	476330010	136	47634001
	98	476330011	137	47634002
	87	476330012	138	47634002
	88	476330013	139	47634002
	89	476330014	140	47634002
	06	476331001	141	47634002
	91	476331002	142	47634002
	92	476331003	143	47634002
	93	476331004	144	47634002
	94	476331005	145	47634002
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	100	476332002	151	47634003
1	101	476332003	152	47634003
٦	102	476332004	153	47634003

437 WEST GRAND AVENUE ESCONDIDO, CALIFORNIA 92026 TELEPHONE: (760)233-2630 FAX: (760)233-2631

CFD2005-1H

JOB NO.

1 OF 2 JANUARY 2016

SHEET DATE

8 CFD2005-1H HEMET UNIFIED SCHOOL DISTRICT, RIVERSIDE COLUNTY, STATE OF CALIFORNIA RECORDED ON MAY 26, 2005, IN BOOK 62 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 82, AS INSTRUMENT NO. 2005-423072 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.) JANUARY 2016 (MODIFYING THE BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2005-1 OF LOT DESIGNATION COMMUNITY FACILITIES DISTRICT BOUNDARY 100 Scale in Feet JOB NO. SHEET 100 0  $\odot$ LEGEND: (2) **(£) ®** (8) (8) (28) **( (4)** (3) THOO STRONG TO S 8 3 (45) (2) (8) HILINGONCOURT **(3)** (<del>4</del>6) (®) (3) **(b)** (3) **(£)** (B) tanos otamos dandellas (2) (£) **(4)** 3WPJ 3500PACOPP <u>(2</u>3) (3) (2) **(P)** (B) (2) (3) (B)  $\Xi$ (ফ্র (<u>R</u>) (2) riki De Strak (2) **®** COMMUNITY FACILITIES DISTRICT NO. 2005-1(H) **(** (2) TAN HOOKS (3) (3) (3) (2) (<u>F</u>) SUPPLEMENTAL BOUNDARY MAP LERRIS NO.LENINGSINA (3) COVENTRY LANE (2) (3) **® 2** BRUMFIELD STREET (E) (3) (8) LAMBETH STREET (8) **a (3)** (8) (%) (8) 3 FIELDS DRIVE (8) (8) (a) (8) (3) (32) (2) (F) (8) WOODWARWAN (8) (8) R WALTHAM PLACE (8) (S) (3) (8) (F) (32) (3) **(E)** (8) **(a)** 8 NEWHOM COURT (g)  $^{(g)}$ (8) **a a** (8) (8) (8) **(5)** (£) (3) **®** 8 (8) **a** (8) NORTHHAVEN DRIVE 8 (3) **a** KOON STREET (8) (%) **(B)** (0) **® 3 a (** (8) (%) **69** OF TEMECULA VALLEY UNIFIED SCHOOL DISTRICT ("CFD NO. 2005-1(H)") RIVERSIDE COUNTY STATE OF CALIFORNIA (£) (3) DOWLING COURT (8) ➂ **®** (3) (%) (2) (3) (3) (2) ᠍ (2) (<u>E</u>) (2) (2) **(4)** (3) (%) **MOODSHIKE DRIVE** RAEBURN DRIVE (2) (2) **(** (9) (2) **(4)** (2) (2) € (2) **6 ©** (P) 9 (e)  $\bigcirc$ (e)  $\odot$  $\odot$ 437 WEST GRAND AVENUE ESCONDIDO, CALIFORNIA 92025 TELEPHONE: (760)233-2630 FAX: (760)233-2631 SPECIAL DISTRICT FINANCING & ADMINISTRATION

## Appendix B: Fiscal Year 2022/23 Revenues and Expenditures

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## Appendix B

# Temecula Valley Unified School District Community Facilities District No. 2005-1(H)

Revenues and Expenditures

	Fiscal Year 2022/23
Beginning Balance (July 1st):	657,723.59
Revenue:	
Special Taxes Collected <sup>(1)</sup>	360,217.14
Interest Earnings <sup>(2)</sup>	3,894.37
Total Revenue	\$364,111.51
Expenditures:	
Facilities	0.00
Bonded Indebtedness	
Principal	125,000.00
Interest	128,525.00
Administration	
Cost of Collection <sup>(3)</sup>	45,305.83
Other	0.00
Total Expenditures	\$298,830.83
Ending Balance (June 30th)(4):	\$723,004.27

#### Footnotes:

- (1) Represents the total amount of special taxes received from the County of Riverside along with the payment of delinquent special taxes directly to the CFD. These payments may include interest earnings on current year special tax payments, as well as penalties and interest on delinquent prior year special taxes paid.
- (2) Includes interest earned and accrued interest paid on investments.
- (3) Cost of Collection includes: the administrative expenses of the School District, the cost of an independent financial consultant, bank fees and charges, as well as the cost of legal fees as needed or required. The Cost of Collection does not include the cost of placing the levy onto the roll of the County of Riverside as these charges are collected by the County as a reduction in the amount of special taxes received annually.
- (4) See Page 2 for balance details by account.

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## Appendix B

# Temecula Valley Unified School District Community Facilities District No. 2005-1(H)

Fiscal Year End Balances by Account<sup>(1)</sup>

	Fiscal Year 2022/23
Funds and Accounts as of June 30th:	
Special Tax Fund	272,046.61
Principal Account	0.03
Interest Account	1,710.19
Bond Proceeds: School Facilities Account	0.00
Administrative Expense Fund	19,342.11
Direct Funding: School Facilities Account (2)	158,593.10
Reserve Fund <sup>(3)</sup>	271,312.23
Escrow Fund	0.00
Ending Balance (June 30th)	\$723,004.27

### Footnotes:

- (1) All funds are held by US Bank acting as Fiscal Agent for the District, except a portion of the School Facilities Account for Direct Funding.
- (2) Direct funding of School Facilities represents special tax funds annually deposited from the levy of special taxes in excess of debt service and required administration. Use of such funds is described in Appendix C.
- (3) The Hemet Unified School District, 2015 Refunding Bonds were issued as a Marks Roos Pooled Refunding issue, as such the Reserve Fund is held at the Authority Level.

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## **Appendix C: School Facilities Construction and Funding Status**

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## Appendix C

## Temecula Valley Unified School District Community Facilities District No. 2005-1(H)

School Facilities Construction and Funding Status

## Projects Authorized and Funded through the Issuance of Debt

Project Funding from Proceeds: Activity and Balance	Fiscal Year 2022/23
Beginning Balance (July 1st)	0.00
Deposits (Interest, Accrued Interest, Etc.)	0.00
Expenditures	0.00
Ending Balance (June 30th)	\$0.00

## **Summary of Projects Authorized and Funded through Debt Issuance:**

<u>Site</u> <u>Description</u> <u>Status</u> <u>Approx. % of Total</u>

Not applicable as CFD No. 2005-1(H) was within Hemet Unified School District at the time of debt issuance and expenditure of all bond proceeds.

## **Projects Authorized and Funded Directly from Special Taxes**

Project Funding from Direct Funding: Activity and Balance	Fiscal Year 2022/23
Beginning Balance (July 1st)	90,705.30
Deposits <sup>(1)</sup>	67,887.80
Expenditures	0.00
Ending Balance (June 30th)	\$158,593.10

## Fiscal Year 2022/23 Projects Authorized and Funded through Direct Funding:

<u>Site</u> <u>Description</u> <u>Status</u> <u>Approx. % of Total</u> *No expenditures - Fiscal Year 2022/23* 

## **Projected Projects Authorized and Funded through Fund Balances:**

The above identified fund balances will be used to directly or indirectly benefit property within the CFD. Identified balances have not yet been dedicated but have been found to be needed to mitigate the impact of the development on school facilities. See the 2021 School Facilities Master Plan as to possible projects to be funded when adequate funding is available.

#### Footnote:

(1) Represents the Special Taxes collected less expenditures within the fiscal year, both as described in Appendix B, including interest earnings and accrued interest paid. This total does not match the net change in total fund balance shown in Appendix B due to ending balances held in individual funds.

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