

FISCAL YEAR 2022/23 ANNUAL SB165 COMPLIANCE REPORT

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 1

December 12, 2023

Prepared For:

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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. 1 ("CFD No. 1") of the Temecula Valley Unified School District (the "School District" or "District"). This analysis 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. 1 was formed in January 2012 by the Temecula Valley Unified School District and Hemet Unified School District Joint School Facilities Authority (the "Authority"). The purpose of CFD No. 1 is to finance authorized school facilities for the District effective upon the transfer of territory within Hemet Unified School District to the District. Such transfer occurred on July 1, 2015, terminated the Authority and instating the Board of Education of the District as the legislative body of CFD No. 1.

A. FORMATION PROCEEDING ACTIONS

The following table provides a summary of actions taken by the Authority to form Community Facilities District No. 1:

TABLE I FORMATION SUMMARY DATA			
Proceedings Item	Date / Resolution No.		
Resolution of Intention to Establish	07/21/2011 / Reso No. 5		
Resolution of Formation	1/11/2012 / Reso No. 7		
Date of Canvass of Election Results	1/11/2012		
County Fund Number	68-6548-FC		

B. CFD LOCATION / BOUNDARIES

CFD No. 1 is approximately 852.2 acres of the most westerly portion of the transfer area which consists of approximately 6,052.8 acres. CFD No. 1 is generally located south of Keller Road and east of Pourroy Road. Appendix A contains the adopted and recorded boundary map for Community Facilities District No. 1.

C. AUTHORIZED FACILITIES

At the time of formation, a Special Tax Report is prepared 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. 1.

The Special Tax Report for Community Facilities District No. 1 states that facilities may include, but are not limited to, the following:

The planning, designing, acquisition, construction, leasing, expanding, improving, relocation, rehabilitation, and/or financing of interim and permanent facilities, including classrooms, multi-purpose, administration and auxiliary space at school, central support and administrative facilities and special education facilities, together with furniture, equipment and technology, needed in order to serve development

occurring within the Temecula Valley Unified School District, including the project students, as more particularly set forth in the Authority's Resolution of Intention to Establish the CFD, in addition to all land or interests in land required for the construction of such on-site or off-site facilities and all land or interests in land required to be provided by the Authority as mitigation or impacts associated with the development of such facilities.

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.

As of June 30, 2023, no debt had been issued by CFD No. 1.

Section 4. DEVELOPMENT AND FISCAL STATUS

A. CURRENT DEVELOPMENT STATUS

CFD No. 1 is not fully developed. As of March 1, 2023, 831 dwelling units are within the boundaries and classified as Developed Property. A projection of dwelling units anticipated to be built within CFD No. 1 is unknown at this time due to the status of undeveloped property. Since formation, one parcel has prepaid their special tax obligation.

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. 1. 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. As CFD No. 1 currently has no debt outstanding, these requirements do not apply.

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

Secondary Market Reporting Requirements are applicable to certain debt issues dated after July 3, 1995. As CFD No. 1 currently has no debt outstanding, this requirement does not apply.

C. NOTICE OF SPECIAL TAX TO HOMEOWNERS

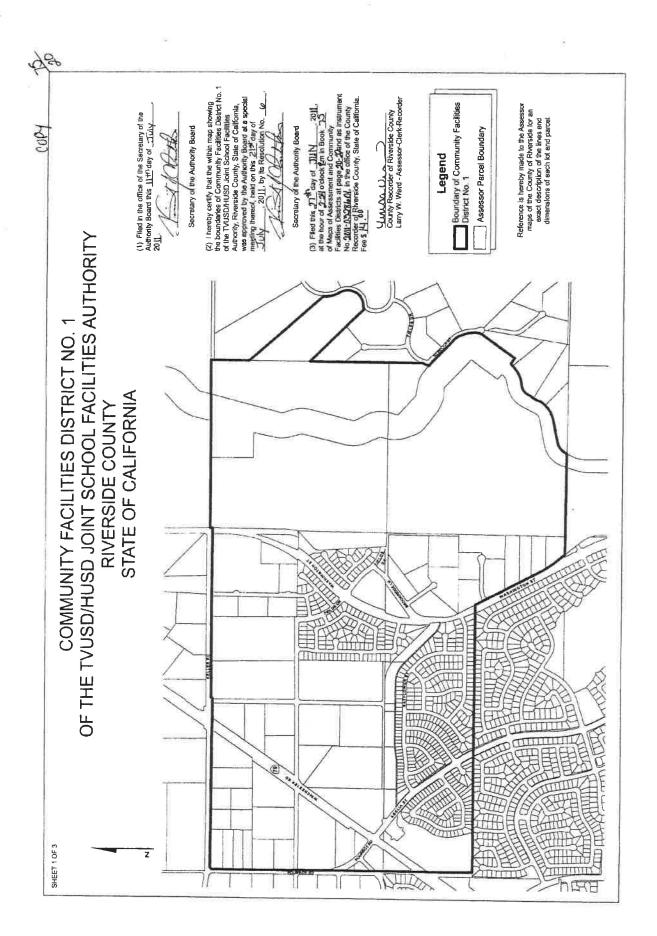
In accordance with Section 53340.2 of the Government Code, an agency will designate an office, department, or bureau to establish procedures to promptly respond to inquiries concerning current and future estimated tax liability. For purposes of enabling sellers of real property subject to the levy of 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. 1.

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

Appendix A



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Appendix B: Fiscal Year 2022/23 Revenues and Expenditures

Appendix B

Temecula Valley Unified School District Community Facilities District No. 1 Revenues and Expenditures

	Fiscal Year 2022/23
Beginning Balance (July 1st):	\$681,170.01
Revenue:	
Special Taxes Collected ⁽¹⁾	364,874.13
Interest Earnings ⁽²⁾	18,784.04
Total Revenue	\$383,658.17
Expenditures:	
Facilities	500,000.00
Bonded Indebtedness	
Principal	0.00
Interest	0.00
Administration	
Cost of Collection ⁽³⁾	10,142.73
Other	10,000.00
Total Expenditures	\$520,142.73
Ending Balance (June 30th) ⁽⁴⁾ :	\$544,685.45

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.

Appendix B

Temecula Valley Unified School District **Community Facilities District No. 1** Fiscal Year End Balances by Account⁽¹⁾

	Fiscal Year 2022/23
Funds and Accounts as of June 30th:	
Special Tax Fund	0.00
Principal Account	0.00
Interest Account	0.00
Bond Proceeds: School Facilities Account	0.00
Administrative Expense Fund	70,000.00
Direct Funding: School Facilities Account ⁽²⁾	474,685.45
Reserve Fund	0.00
Escrow Fund	0.00
Ending Balance (June 30th)	\$544,685.45

Footnotes:

(1) No debt has been issued which is secured by the special taxes of this CFD. All funds are held by the District.

(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.

Appendix C: School Facilities Construction and Funding Status

Appendix C

Temecula Valley Unified School District **Community Facilities District No. 1** School Facilities Construction and Funding Status

Projects Authorized and Funded through the Issuance of Debt

No debt has been issued.

Projects Authorized and Funded Directly from Special Taxes

Project Funding from Direct Funding: Activity and Balance	Fiscal Year 2022/23
Beginning Balance (July 1st)	611,170.01
Deposits ⁽¹⁾	363,515.44
Expenditures	500,000.00
Ending Balance (June 30th)	\$474,685.45

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

•		•	U
<u>Site</u>	Description	<u>Status</u>	<u>Approx. % of Total</u>
TK-8 Phase 2	New Construction		In Progress

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.