

Special Funding Quarterly Report

Eastern Municipal Water District (EMWD) is responsible for 7 Assessment Districts (ADs) and 58 Community Facilities Districts (CFDs) that are currently formed including 103 separate financing areas (i.e. Improvement Areas [IAs] or Tax Zones) within these ADs and CFDs. EMWD receives various requests from developers and/or their consultants to form new CFDs, amend the structure of an existing CFD, enter into Joint Community Facilities Agreements (JCFAs), or issue CFD bonds.

Executive Summary

The primary objective for AD and CFD Program Management is to keep the Board apprised of ongoing projects and activities regarding areas of administration, formation, consulting, change proceedings, and bond sales. Activity highlights for the fourth quarter are as follows:

- Most of the team's time was spent preparing and filing all required CDIAAC reports, due October 30, preparing the annual Senate Bill 165 report, due January 1, and preparing Senate Bill 1029 and Assembly Bill 2109 parcel tax reports, due January 31.
- Additionally, the program management team completed and disseminated all required continuing disclosure reports due December 31 and continues to prepare the remaining continuing disclosure reports due in February and March of 2020.
- During the fourth quarter, the team also completed work on two new money bond issuances for CFDs 2002-07 IA C and 2014-66.
- EMWD staff and team are currently reviewing multiple formation and bond issuance requests from developers and their consultants to ensure they are in accordance with the EMWD Comprehensive Debt Policy adopted by the Board in January 2017.

The following Quarterly Report summarizes the activities for the previous quarter and provides information that will be presented in the next quarter and beyond. This Report includes various attachments which provide greater detail for the numerous activities taking place within the EMWD AD and CFD Program including the following:

Exhibit B – EMWD Administrative Committee Action Item Schedule provides a calendar reflecting each district that requires specific considerations and actions to be taken by the Administrative Committee and/or the Board of Directors within the coming months. There are currently eight actions anticipated to be taken by the Board during the next quarter.

Exhibit C – Quarterly Administrative Committee Detailed AD and CFD Status Report for the Fourth Quarter 2019 is intended to provide the Administrative Committee and the Board a status of proposed formations, existing CFD amendments, bond sale requests, and relevant annual administration items.

Exhibit D – Call Log is a report of the types of calls received by AD and CFD for previous months. During the fourth quarter, Webb received 41 calls from professionals and property owners. For comparison, over the same quarter last year 50 calls were received, a decrease of 9 calls or 18%.

Exhibit E – Comprehensive Delinquency Summary Report provides Fiscal Year 2018-19 delinquency information. As of November 30, 2019, \$111,554.51 or 0.59% of the aggregate EMWD AD special assessments and CFD special taxes remain delinquent.

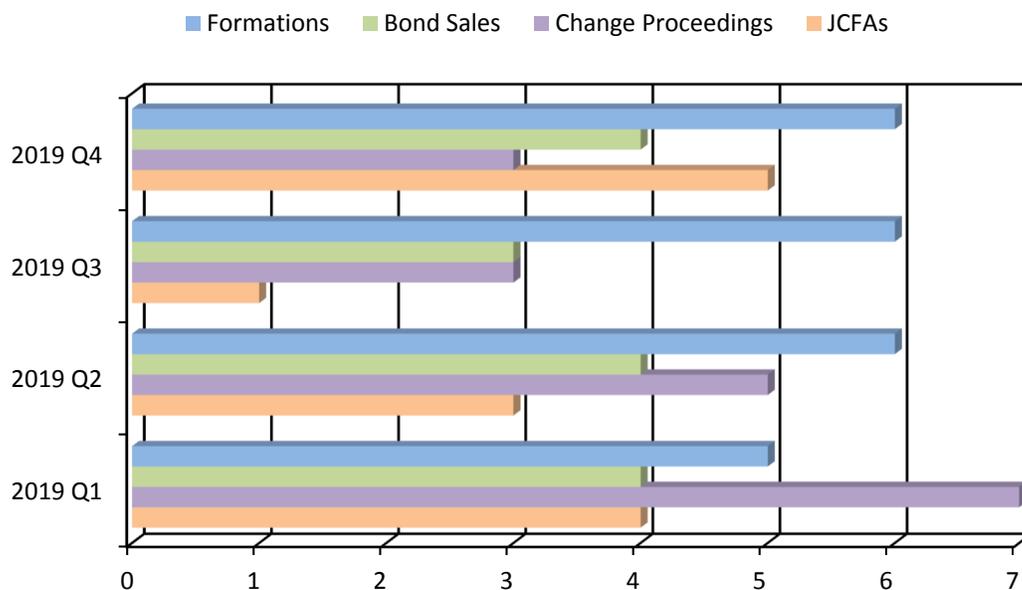
Exhibit F – Location Maps shows the locations of the current active items pertaining to EMWD CFDs.

AD and CFD Overview

EMWD has been forming ADs since the 1980s and CFDs since 2001. Since then, there have been a total of 11 ADs and 62 CFDs formed and four CFDs dissolved. The majority of the CFDs were formed prior to the Great Recession of 2007 through 2009, caused largely by the crash in the residential market. EMWD worked with its finance team to review and update the Special District Policy Principals, adopted by the Board in April 2013 and amended by the Comprehensive Debt Policy adopted in January 2017. The goal was to add certain provisions in these policies to protect the special tax ratepayer, investor, and the District’s customer. Henceforth, any AD or CFD proposed to be formed or amended is evaluated based on the guidelines set forth in the Comprehensive Debt Policy.

2019 Fourth Quarter Update

Over the past 12 months EMWD has continued to receive requests by the development community to i) form new Special Districts, ii) issue new bonds and levy special taxes on existing Special Districts, and iii) to amend previously formed Special Districts. Below is a summary of the EMWD AD and CFD Consulting Items completed, in progress, or under evaluation during the past four quarters of 2019:



Formations

All new Special District Formations are being structured in line with the EMWD Comprehensive Debt Policy adopted by the Board in January 2017 to ensure fair tax rates and cost-effective municipal financings. EMWD had six CFD formations under evaluation or in progress during the fourth quarter.

CFD No. 2017-79 (Eagle Crest)
Developer: FVS Partners, LLC
No. Units: 303
In Progress

CFD No. 2018-81 (Cimarron Ridge)
Developer: Cimarron Ridge LLC
No. Units: 756
In Progress

CFD No. 2019-83 (Winchester Ridge)
Developer: D.R. Horton
No. Units: 377
In Progress

CFD No. 2019-85 (Winchester Meadows)
Developer: Winchester Meadows, LLC
No. Units: 228
In Progress

CFD No. 2019-86 (Benton)
Developer: MLC Holdings, Inc.
No. Units: 145
Under Evaluation

CFD No. 2019-87 (Copper Skye)
Developer: Copper Skye LLC
No. Units: 276
Under Evaluation

Bond Sales

All refunding and new money issuances must substantially comply with the Comprehensive Debt Policy set forth including having a current effective tax rate below 2%, a value-to-lien greater than 4:1, a delinquency rate below 5% and a lot count greater than 150. EMWD completed two CFD bond sales and had two under evaluation during the fourth quarter.

CFD No. 2002-07 IA C (Pacific Mayfield)
Developer: Pacific Communities
No. Units: 298
Completed

CFD No. 2013-63 IA A (Belle Terre)
Developer: Lennar Homes
No. Units: 83
Under Evaluation

CFD No. 2014-66 (Meadow Creek)
Developer: Lennar Homes
No. Units: 161
Completed

CFD No. 2016-74 IA C (Menifee Town Center)
Developer: Lennar Homes
No. Units: 125
Under Evaluation

Change Proceedings

In the fourth quarter one change proceedings was in progress and two were under evaluation. All change proceedings will comply with the current Comprehensive Debt Policy for Special District financings.

CFD No. 2006-51 (Nuevo Meadows)
Developer: Nuevo Meadows Land Co., LLC
No. Units: 275
Under Evaluation

CFD No. 2013-62 (Eucalyptus Grove/McLaughlin South)
Developer: Lansing Stone Star, LLC
No. Units: 257
Under Evaluation

CFD No. 2013-63 IAs B, C, & D (Belle Terre)
Developer: Regent French Valley, LLC
No. Units: 527
In Progress

Joint Community Facilities Agreements

During the fourth quarter, the JCFA with the City of Menifee CFD 2019-1 was completed and four JCFAs were in progress. JCFAs are required to include the reference to EMWD Policies and parties' acceptance of these policies. Additionally, each public agency forming the CFD is now required to covenant in the JCFA that they will not place EMWD's name on the property tax bills referencing the CFD.

Annual Administration

The annual administration for the ADs and CFDs includes budget preparation, annual levy calculation and submittal, delinquency monitoring, bond call preparation, disclosure reporting, and property owner services. Each month EMWD and the finance team coordinate meetings to

discuss AD and CFD related administration activities including the Call Log, delinquency management, Continuing Disclosure/CDIAC reporting, and annual levy administration. On at least a quarterly basis, EMWD and its finance team will have an all-hands meeting to discuss the current schedule, deadlines, any issues and potential resolution.

[Quarterly Call Log](#)

As part of the Program Management function, Webb Municipal Finance, LLC provides a Quarterly Call Log, presenting calls received from property owners, bond holders, and others. Please see Exhibit D.

[CDIAC](#)

During the fourth quarter, the team completed the required CDIAC filings for each CFD and pooled issuance. All reports were filed prior to the October 30, 2019, deadline.

[Disclosure Reporting](#)

During the fourth quarter, the team completed and filed all Disclosure Reports due by December 31, 2019. The team continues to prepare the remaining reports due in February and March of 2020.

[Senate Bill 165 Report](#)

To increase transparency and accountability of Special Districts, the California State Legislature enacted the Local Agency Special Tax and Bond Accountability Act (the “Act”) with the passage of Senate Bill 165. Pursuant to sections 50075 and 50075.3 of the Act, the team prepared and filed the required 2019 calendar year annual reports with the Board Secretary, prior to the January 1, 2020 deadline. Each report contains information regarding the CFD’s revenues, expenses, and improvement fund balance and status.

[Assembly Bill 2109 Reports](#)

Assembly Bill 2109 is an act which amended Section 12463 to add Section 12463.2 to the California Government Code to require additional, more specific reporting as it relates to parcel taxes. Pursuant to the bill, the team prepared the required parcel tax reports, which contain for each CFD, information including type and rate of tax, number of parcels subject to and exempt from the tax, sunset date, revenue received, and manner in which revenue is being used.

[Senate Bill 1029](#)

The team has begun compiling all information necessary to be reported in the Senate Bill 1029 reports. The reports are due January 31, 2020, and cover debt issued on or after January 21, 2017. The Annual Debt Transparency Report requires issuers to report debt authorized, debt outstanding, and the use of proceeds of debt issued during the reporting period.

Future Discussion Items

Budgets for Fiscal Year 2020-21 Special Tax Levy

Beginning in the first quarter of 2020, the team will commence preparing the Fiscal Year 2020-21 levy by beginning work on the budgets for each CFD anticipated to be levied for the upcoming Fiscal Year. To ensure all eligible CFDs are levied, the team will research developing CFDs, building permits, and parcel changes.