

**Eastern Municipal Water District
CFD 2016-74 IA C (Menifee Town Center)
Preliminary Bond Analysis**

Preliminary Bond Compliance Table

Criteria	Requirement	2016-74 IA C
1. Value to Lien ⁽¹⁾	4.00:1	8.21:1
2. Delinquency Levels	Less than 5%	2.91%
3. Effective Tax Rate ⁽²⁾	2%	1.95%
4. Number of Lots	150	125

⁽¹⁾ Value to Lien is based upon estimated sizing information and appraised value information.

⁽²⁾ Reflects the average effective tax rate for developed homes based on appraised value.

1. General Information & Development Status

District Formation Date	September 7, 2016
District Appraised Value	\$33,117,965
Estimated Preliminary Par Amount ⁽³⁾	\$4,035,000
Preliminary Value to Lien ⁽⁴⁾	8.21:1

⁽³⁾ Par amount equal to projected 2020 Bonds' principal amount.

⁽⁴⁾ Value to Lien is based upon preliminary sizing information and appraised value information.

Tract No.	Land Owner	Development	No. Lots @ Buildout	Permits Issued as of 2/18/2020	Development Percentage	Conveyed to Homeowners	% Conveyed to Homeowners
37179	Lennar Homes	Menifee Town Center	125 Lots	110 Lots	88.00%	75	60.00%

2. Special Tax Levy & Delinquency Status⁽⁵⁾

No. Parcels	FY 2019-20 Levy	Delinquencies	Delinquency %
70	\$81,500.00	\$2,375.00	2.91%

⁽⁵⁾ FY 2019-20 delinquency information as of March 2, 2020 and reflects first installment information only.

3. Bond Issuance Impact to Property Owners

Avg Appraised Value ⁽⁶⁾	Estimated Average Tax Bill for Developed Homes for FY 2020-21				
	Ad-Valorem Tax	Other Taxes	CFD Tax ⁽⁷⁾	Total Tax	ETR
\$336,509	\$4,038	\$194	\$2,329	\$6,561	1.95%

⁽⁶⁾ Average appraised value is based upon average appraised values for parcels of developed property indicated as complete in the appraisal.

⁽⁷⁾ Reflects CFD 2016-74 IA C average projected Fiscal Year 2020-21 special tax levy for parcels of developed property.

4. Proposed Use of Proceeds

Estimated Project Fund Capacity:	\$3,854,230
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Fees and Improvements Requested to be Funded⁽⁸⁾

Item	Funded	Unfunded	Total
EMWD Water and Sewer Fees	\$1,485,404	\$0	\$1,485,404
City of Menifee Fees and Improvements	\$1,716,378	\$0	\$1,716,378
Menifee Union School District Fees	\$652,448	\$69,255	\$721,703
Total Fees	\$3,854,230	\$69,255	\$3,923,485

⁽⁸⁾ Reflects developer's estimated reimbursement requests for EMWD, school, and city fees and improvements. Amounts are preliminary, subject to change.