

CITY OF LAKE ELSINORE

Annual Continuing Disclosure Report



FISCAL YEAR 2018-19

COMMUNITY FACILITIES DISTRICT NO. 2006-1
IMPROVEMENT AREA FF (SUMMERLY)
SPECIAL TAX BONDS, 2016 SERIES B

DECEMBER 2019



SPICER CONSULTING
GROUP

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\$3,785,000
City of Lake Elsinore
Community Facilities District No. 2006-1 IA FF
Special Tax Bonds, Series 2016B
(CUSIP 50963N)

<u>Maturity Date</u> <u>September 1</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>CUSIP Suffix</u>
2018	\$30,000	2.000%	HZ5
2019	\$35,000	2.000%	JA8
2020	\$35,000	2.000%	JB6
2021	\$40,000	2.000%	JC4
2022	\$45,000	2.000%	JD2
2023	\$50,000	2.000%	JE0
2024	\$55,000	2.125%	JF7
2025	\$60,000	2.375%	JG5
2026	\$65,000	2.500%	JH3
2027	\$70,000	2.750%	JJ9
2028	\$75,000	3.000%	JK6
2029	\$85,000	3.125%	JL4
2030	\$90,000	3.250%	JM2
2031	\$95,000	3.250%	JN0
2032	\$105,000	3.375%	JP5
2033	\$115,000	3.500%	JQ3
2034	\$120,000	3.625%	JR1
2035	\$130,000	3.625%	JS9
2036	\$140,000	3.625%	JT7

\$860,000 4.000% Term Bonds Due September 1, 2041 – Price 99.838% Yield 4.010% CUSIP JU4

\$1,485,000 4.000% Term Bonds Due September 1, 2047 – Price 99.119% Yield 4.050% CUSIP JV2

This Annual Continuing Disclosure Report (“Report”) for Community Facilities District No. 2006-1 IA FF Special Tax Bonds, 2016 Series B of the City of Lake Elsinore (the “District” or “CFD No. 2006-1 IA FF”), has been prepared by Spicer Consulting Group, LLC. using data as of June 30, 2019 unless noted otherwise. The information referenced by parenthesis complies with the various sections required from the Form of Continuing Disclosure Agreement for the Bonds. If you have any questions regarding the information provided in this report, please contact the City’s Special Tax Consultant, Spicer Consulting Group, LLC. at (866) 504-2067.



Community Facilities District No. 2006-1
Improvement Area FF (Summerly)
Special Tax Bonds 2016 Series B

Project Description

CFD No. 2006-1 was formed in 2006 and initially consisted of three Improvement Areas; in 2011, the City reconfigured the District into six Improvement Areas (Improvement Areas A, B, CC through FF), and one remainder Improvement Area (Improvement Area 1). The net proceedings of the Bonds, along with other available Funds will be used to finance a portion of certain Public Facilities eligible to be financed by Improvement Area FF, to fund a reserve account for the Bonds, to fund capitalized interest on the Bonds through September 1, 2017, and to pay cost of issuing the Bonds.

Location

The boundaries of the District are included within the development generally known as Summerly. The primary entrance to the District is located at the intersection of Mission Trail with Hidden Trail approximately 0.8 miles from the I-15 freeway. Although not in the District, the Links at Summerly, a par 72 golf course, is part of the greater Summerly development. The Lake Elsinore Diamond Stadium is located adjacent to the Summerly development across Diamond Drive.

2016 Series B Bonds (Section 4b)

The Special Tax Bonds Series 2016B (the "2016B Bonds") in the amount of \$3,785,000 were issued November 22, 2016, with interest rates ranging from 2.00% to 4.00%. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the 2016B Bonds is September 1, 2047. The principal amount of the Bonds Outstanding as of September 2, 2019 was \$3,720,000.

Rate and Method of Apportionment (Section 4b)

There were no changes to the Rate and Method of Apportionment during Fiscal Year 2018-19.

The following table presents certain property data and the development status of the District.

Table 2-1

Property Breakdown by Development Status¹ (Section 4b)

Development Status	Parcels	Total Special Tax	% of Total Special Tax	Land Values	Structure Values	Total Assessed Values	% of Total AV
Developed Property	187	\$216,518.76	100.00%	\$13,546,090.00	\$59,486,935.00	\$73,033,025.00	100.00%

Table 2-2

Assessed Value-to-Lien Ratios by Property Owner¹ (Section 4b)

Property Classification	Parcels	Total Special Tax FY 2019-20	% of Total Special Tax	Maximum Special Tax	% of Maximum Special Tax	AV	% of AV	Bonds Outstanding	Value-to-Lien Ratio
Developed Property									
Individually Owned	184	\$212,664.62	98.22%	\$282,583.50	98.38%	\$71,939,716.00	98.50%	\$3,653,782.18	19.69:1
Unit 13 Owned	3	\$3,854.14	1.78%	\$4,667.01	1.62%	\$1,093,309.00	1.50%	\$66,217.82	16.51:1
Total	187	\$216,518.76	100.00%	\$287,250.51	100.00%	\$73,033,025.00	100.00%	\$3,720,000.00	19.63:1

¹ All Properties are Developed.

Table 2-3

Value-to-Lien Stratification (Section 4b)

Value-to-Lien Ratio	Developed Property	% of Developed Property	Total Special Tax	% of Total Levy	Assessed Values	% of AV	Bonds Outstanding	% of Bonds Outstanding	Value-to-Lien Ratio
Less Than 13:1	2	1.07%	\$3,137.10	1.45%	\$198,947.00	0.27%	\$53,898.39	1.45%	3.69:1
Between 13:1 to 15.99:1	15	8.02%	\$24,917.52	11.51%	\$6,533,547.00	8.95%	\$428,106.90	11.51%	15.26:1
Between 16:1 to 18.99:1	38	20.32%	\$52,942.32	24.45%	\$16,144,418.00	22.11%	\$909,599.84	24.45%	17.75:1
Between 19:1 to 21.99:1	82	43.85%	\$87,629.22	40.47%	\$31,022,948.00	42.48%	\$1,505,554.06	40.47%	20.61:1
Between 22:1 to 24.99:1	45	24.06%	\$43,082.42	19.90%	\$17,020,481.00	23.31%	\$740,197.30	19.90%	22.99:1
Greater Than 24.99:1	5	2.67%	\$4,810.18	2.22%	\$2,112,684.00	2.89%	\$82,643.51	2.22%	25.56:1
Developed Property Totals	187	100.00%	\$216,518.76	100.00%	\$73,033,025.00	100.00%	\$3,720,000.00	100.00%	19.63:1

Prepayments

There were no prepayments in Fiscal Year 2018-19.

Table 3-1*Delinquency Summary (Section 4b)*

Delinquencies are calculated through October 2019 and may reflect parcels that may already be on a payment plan. The delinquency summary table below provides an overview of delinquency on June 30 for previous years.

Fiscal Year	Levied		Delinquency as of June 30			Current Delinquency		
	Parcels	Special Tax	Parcels	Amount	Del. Rate	Parcels	Amount	Del. Rate
2016-17	49	\$44,623.74	0	\$0.00	0.00%	0	\$0.00	0.00%
2017-18	187	\$188,637.48	1	\$918.94	0.49%	0	\$0.00	0.00%
2018-19	187	\$212,273.48	0	\$0.00	0.00%	0	\$0.00	0.00%
Total		\$445,534.70		\$918.94	0.21%	0	\$0.00	0.00%

Foreclosure Covenant (Section 4b)

Pursuant to Section 53356.1 of the Act, in the event of any delinquency in the payment of any Special Tax or receipt by the District of Special Taxes in an amount which is less than the Special Taxes levied, the City Council, as the legislative body of the District, may order that Special Taxes be collected by a Superior Court action to foreclose the lien within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at a judicial foreclosure sale. Under the Act, the commencement of judicial foreclosure following the nonpayment of Special Tax is not mandatory. However, the District has covenanted for the benefit of the owners of the Bonds and any Parity Bonds that will:

- (i) commence judicial foreclosure proceedings against parcels in Improvement Area FF with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of each Fiscal Year of the District ending June 30 (each, a "Fiscal Year") in which such Special Taxes were due;
- (ii) commence judicial foreclosure proceedings against parcels in Improvement Area FF with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; and
- (iii) diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, the District may elect to defer foreclosure proceedings on any parcel so long as the amount in the Reserve Account is at least equal to the Reserve Requirement.

There are no foreclosure actions at this time.

Reserve Account

The Reserve Fund must be maintained at the Reserve Requirement which is defined, as of any date of calculation, as an amount equal to the least of (a) 10% of the proceeds of the Bonds, (b) 125% of average Annual Debt Service on the Outstanding Bonds, or (c) Maximum Annual Debt Service on the Outstanding Bonds. **As of September 2, 2019, the balance in the Reserve Fund was \$290,710.78 and the Reserve Requirement was \$287,203.13.**

Table 4-1

Fund Balances (Section 4b)

Account	September 2, 2019 Balance
LE CFD2006-1 SUMMERLY IA-FF SP TAX F	\$27.11
LE CFD2006-1 SUMMERLY IA-FF ADM EXP	\$1,336.27
LE CFD2006-1 SUMMERLY IA-FF RESERVE	\$290,710.78
LE CFD2006-1 SUMMERLY UNIT 13 LLC LO	\$138,920.93
LE CFD2006-1 SUMMERLY UNIT 16 LLC LO	\$103,369.06
Total	\$534,364.15

Financial Statements (Section 4a)

PLEASE NOTE: The City of Lake Elsinore Fiscal Year ending June 30, 2019 Comprehensive Annual Financial Report (CAFR) is submitted to the Municipal Securities Rulemaking Board using EMMA (Electronic Municipal Market Access) under separate cover and is incorporated herein by reference.

Pursuant to the provisions of this Section 5, the District shall give, or cause the Dissemination Agent to give, notice to EMMA in a timely manner not in excess of ten (10) business days after the occurrence of any of the following events with respect to the Bonds: *(Section 5)*

- | | | |
|----|--|----------------|
| 1. | principal and interest payment delinquencies; | Not Applicable |
| 2. | unscheduled draws on debt service reserves reflecting financial difficulties; | Not Applicable |
| 3. | unscheduled draws on credit enhancements reflecting financial difficulties; | Not Applicable |
| 4. | substitution of credit or liquidity providers, or their failure to perform; | Not Applicable |
| 5. | adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds; | Not Applicable |
| 6. | defeasances; | Not Applicable |
| 7. | tender offers; | Not Applicable |
| 8. | bankruptcy, insolvency, receivership, or similar proceedings; and | Not Applicable |
| 9. | ratings changes. | Not Applicable |

Additionally, the District shall give or cause the Dissemination Agent to give notice to EMMA in a timely manner not in excess of ten (10) business days after the occurrence of any of the following events with respect to the Bonds, if material:

- | | | |
|----|--|----------------|
| 1. | mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated persons or their termination; | Not Applicable |
| 2. | appointment of a successor or additional fiscal agent or the change of the name of a fiscal agent; | Not Applicable |
| 3. | nonpayment related defaults; | Not Applicable |
| 4. | modifications to the rights of Bondholders; | Not Applicable |
| 5. | bond calls; and | Not Applicable |
| 6. | release, substitution or sale of property securing repayment of the Bonds. | Not Applicable |

APPENDIX A

Debt Service Schedule



SPICER CONSULTING
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CITY OF LAKE ELSINORE
CFD 2006-1 IA FF (SUMMERLY)
Special Tax Bonds Series 2016 B



Issued

11/22/2016

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/01/2017			\$ 3,785,000.00	\$ 37,748.91	\$ 37,748.91	
09/01/2017		\$ 0.00	\$ 3,785,000.00	\$ 68,634.38	\$ 68,634.38	\$ 106,383.29
03/01/2018			\$ 3,785,000.00	\$ 68,634.38	\$ 68,634.38	
09/01/2018	2.000%	\$ 30,000.00	\$ 3,755,000.00	\$ 68,634.38	\$ 98,634.38	\$ 167,268.75
03/01/2019			\$ 3,755,000.00	\$ 68,334.38	\$ 68,334.38	
09/01/2019	2.000%	\$ 35,000.00	\$ 3,720,000.00	\$ 68,334.38	\$ 103,334.38	\$ 171,668.75
03/01/2020			\$ 3,720,000.00	\$ 67,984.38	\$ 67,984.38	
09/01/2020	2.000%	\$ 35,000.00	\$ 3,685,000.00	\$ 67,984.38	\$ 102,984.38	\$ 170,968.75
03/01/2021			\$ 3,685,000.00	\$ 67,634.38	\$ 67,634.38	
09/01/2021	2.000%	\$ 40,000.00	\$ 3,645,000.00	\$ 67,634.38	\$ 107,634.38	\$ 175,268.75
03/01/2022			\$ 3,645,000.00	\$ 67,234.38	\$ 67,234.38	
09/01/2022	2.000%	\$ 45,000.00	\$ 3,600,000.00	\$ 67,234.38	\$ 112,234.38	\$ 179,468.75
03/01/2023			\$ 3,600,000.00	\$ 66,784.38	\$ 66,784.38	
09/01/2023	2.000%	\$ 50,000.00	\$ 3,550,000.00	\$ 66,784.38	\$ 116,784.38	\$ 183,568.75
03/01/2024			\$ 3,550,000.00	\$ 66,284.38	\$ 66,284.38	
09/01/2024	2.125%	\$ 55,000.00	\$ 3,495,000.00	\$ 66,284.38	\$ 121,284.38	\$ 187,568.75
03/01/2025			\$ 3,495,000.00	\$ 65,700.00	\$ 65,700.00	
09/01/2025	2.375%	\$ 60,000.00	\$ 3,435,000.00	\$ 65,700.00	\$ 125,700.00	\$ 191,400.00
03/01/2026			\$ 3,435,000.00	\$ 64,987.50	\$ 64,987.50	
09/01/2026	2.500%	\$ 65,000.00	\$ 3,370,000.00	\$ 64,987.50	\$ 129,987.50	\$ 194,975.00
03/01/2027			\$ 3,370,000.00	\$ 64,175.00	\$ 64,175.00	
09/01/2027	2.750%	\$ 70,000.00	\$ 3,300,000.00	\$ 64,175.00	\$ 134,175.00	\$ 198,350.00
03/01/2028			\$ 3,300,000.00	\$ 63,212.50	\$ 63,212.50	
09/01/2028	3.000%	\$ 75,000.00	\$ 3,225,000.00	\$ 63,212.50	\$ 138,212.50	\$ 201,425.00
03/01/2029			\$ 3,225,000.00	\$ 62,087.50	\$ 62,087.50	
09/01/2029	3.125%	\$ 85,000.00	\$ 3,140,000.00	\$ 62,087.50	\$ 147,087.50	\$ 209,175.00
03/01/2030			\$ 3,140,000.00	\$ 60,759.38	\$ 60,759.38	
09/01/2030	3.250%	\$ 90,000.00	\$ 3,050,000.00	\$ 60,759.38	\$ 150,759.38	\$ 211,518.75
03/01/2031			\$ 3,050,000.00	\$ 59,296.88	\$ 59,296.88	
09/01/2031	3.250%	\$ 95,000.00	\$ 2,955,000.00	\$ 59,296.88	\$ 154,296.88	\$ 213,593.75
03/01/2032			\$ 2,955,000.00	\$ 57,753.13	\$ 57,753.13	
09/01/2032	3.375%	\$ 105,000.00	\$ 2,850,000.00	\$ 57,753.13	\$ 162,753.13	\$ 220,506.25
03/01/2033			\$ 2,850,000.00	\$ 55,981.25	\$ 55,981.25	
09/01/2033	3.500%	\$ 115,000.00	\$ 2,735,000.00	\$ 55,981.25	\$ 170,981.25	\$ 226,962.50
03/01/2034			\$ 2,735,000.00	\$ 53,968.75	\$ 53,968.75	
09/01/2034	3.625%	\$ 120,000.00	\$ 2,615,000.00	\$ 53,968.75	\$ 173,968.75	\$ 227,937.50
03/01/2035			\$ 2,615,000.00	\$ 51,793.75	\$ 51,793.75	
09/01/2035	3.625%	\$ 130,000.00	\$ 2,485,000.00	\$ 51,793.75	\$ 181,793.75	\$ 233,587.50
03/01/2036			\$ 2,485,000.00	\$ 49,437.50	\$ 49,437.50	
09/01/2036	3.625%	\$ 140,000.00	\$ 2,345,000.00	\$ 49,437.50	\$ 189,437.50	\$ 238,875.00

CITY OF LAKE ELSINORE
CFD 2006-1 IA FF (SUMMERLY)
Special Tax Bonds Series 2016 B



Issued

11/22/2016

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/01/2037			\$ 2,345,000.00	\$ 46,900.00	\$ 46,900.00	
09/01/2037	4.000%	\$ 150,000.00	\$ 2,195,000.00	\$ 46,900.00	\$ 196,900.00	\$ 243,800.00
03/01/2038			\$ 2,195,000.00	\$ 43,900.00	\$ 43,900.00	
09/01/2038	4.000%	\$ 160,000.00	\$ 2,035,000.00	\$ 43,900.00	\$ 203,900.00	\$ 247,800.00
03/01/2039			\$ 2,035,000.00	\$ 40,700.00	\$ 40,700.00	
09/01/2039	4.000%	\$ 170,000.00	\$ 1,865,000.00	\$ 40,700.00	\$ 210,700.00	\$ 251,400.00
03/01/2040			\$ 1,865,000.00	\$ 37,300.00	\$ 37,300.00	
09/01/2040	4.000%	\$ 185,000.00	\$ 1,680,000.00	\$ 37,300.00	\$ 222,300.00	\$ 259,600.00
03/01/2041			\$ 1,680,000.00	\$ 33,600.00	\$ 33,600.00	
09/01/2041	4.000%	\$ 195,000.00	\$ 1,485,000.00	\$ 33,600.00	\$ 228,600.00	\$ 262,200.00
03/01/2042			\$ 1,485,000.00	\$ 29,700.00	\$ 29,700.00	
09/01/2042	4.000%	\$ 210,000.00	\$ 1,275,000.00	\$ 29,700.00	\$ 239,700.00	\$ 269,400.00
03/01/2043			\$ 1,275,000.00	\$ 25,500.00	\$ 25,500.00	
09/01/2043	4.000%	\$ 225,000.00	\$ 1,050,000.00	\$ 25,500.00	\$ 250,500.00	\$ 276,000.00
03/01/2044			\$ 1,050,000.00	\$ 21,000.00	\$ 21,000.00	
09/01/2044	4.000%	\$ 240,000.00	\$ 810,000.00	\$ 21,000.00	\$ 261,000.00	\$ 282,000.00
03/01/2045			\$ 810,000.00	\$ 16,200.00	\$ 16,200.00	
09/01/2045	4.000%	\$ 255,000.00	\$ 555,000.00	\$ 16,200.00	\$ 271,200.00	\$ 287,400.00
03/01/2046			\$ 555,000.00	\$ 11,100.00	\$ 11,100.00	
09/01/2046	4.000%	\$ 270,000.00	\$ 285,000.00	\$ 11,100.00	\$ 281,100.00	\$ 292,200.00
03/01/2047			\$ 285,000.00	\$ 5,700.00	\$ 5,700.00	
09/01/2047	4.000%	\$ 285,000.00	\$ 0.00	\$ 5,700.00	\$ 290,700.00	\$ 296,400.00
Total		\$ 3,785,000.00		\$ 3,093,670.79	\$ 6,878,670.79	\$ 6,878,670.79

APPENDIX B

California Debt and Investment Advisory Commission



SPICER CONSULTING
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STATE OF CALIFORNIA

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT**

Submitted:
Monday, October 28, 2019
4:45:45PM
CDIAC #: 2016-3503

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

I. GENERAL INFORMATION

A. Issuer Lake Elsinore CFD No 2006-1
 B. Project Name IA FF Summerly Series B
 C. Name/ Title/ Series of Bond Issue 2016 Special Tax Bonds
 D. Date of Bond Issue 11/2/2016
 E. Original Principal Amount of Bonds \$3,785,000.00
 F. Reserve Fund Minimum Balance Required Yes Amount \$284,699.08 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2019
 A. Principal Amount of Bonds Outstanding \$3,755,000.00
 B. Bond Reserve Fund \$289,183.56
 C. Capitalized Interest Fund \$0.00
 D. Construction Fund(s) \$0.00

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of: 1/1/2019
 From Equalized Tax Roll
 From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)
 B. Total Assessed Value of All Parcels \$73,033,025.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$212,273.48
 B. Total Amount of Unpaid Special Taxes Annually \$0.00
 C. Does this agency participate in the County's Teeter Plan? N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 10/21/2019
 A. Total Number of Delinquent Parcels: 0
 B. Total Amount of Taxes Due on Delinquent Parcels: \$0.00
 (Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date) (Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT

Submitted:
Monday, October 28, 2019
4:45:45PM
CDIAC #: 2016-3503

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only Fiscal Year _____
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VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured Redeemed Entirely Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Melissa Bellitire
Title Managing Director
Firm/ Agency Spicer Consulting Group
Address 41619 Margarita Road
City/ State/ Zip Temecula, CA 92591
Phone Number (866) 504-2067
E-Mail contact@spicercg.com

Date of Report 10/28/2019

IX. ADDITIONAL COMMENTS:

APPENDIX C

Boundary Map



SPICER CONSULTING
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SPICER CONSULTING
GROUP

BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2006-1
IMPROVEMENT AREA FF (SUMMERLY)





SPICER CONSULTING
GROUP