

CITY OF LAKE ELSINORE

Annual Continuing Disclosure Report



FISCAL YEAR 2018-19

COMMUNITY FACILITIES DISTRICT NO. 2015-5
SPECIAL TAX BONDS, SERIES 2017

DECEMBER 2019



SPICER CONSULTING
GROUP

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\$2,240,000
City of Lake Elsinore
Community Facilities District No. 2015-5
Special Tax Bonds, Series 2017
(CUSIP 50963N)

<u>Maturity Date</u> <u>September 1</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>CUSIP Suffix</u>
2018	\$35,000	2.000%	JW0
2019	\$40,000	2.000%	JX8
2020	\$40,000	2.000%	JY6
2021	\$45,000	2.000%	JZ3
2022	\$45,000	2.000%	KA6
2023	\$45,000	2.000%	KB4
2024	\$50,000	2.000%	KC2
2025	\$50,000	2.250%	KD0
2026	\$50,000	2.500%	KE8
2027	\$55,000	2.750%	KF5
2028	\$55,000	3.000%	KG3
2029	\$60,000	3.000%	KH1
2030	\$60,000	3.125%	KJ7
2031	\$65,000	3.250%	KK4
2032	\$70,000	3.375%	KL2
2033	\$70,000	3.375%	KM0
2034	\$75,000	3.500%	KN8
2035	\$80,000	3.500%	KP3
2036	\$80,000	3.500%	KQ1
2037	\$85,000	3.625%	KR9

\$485,000 3.750% Term Bonds Due September 1, 2042 –Yield 3.880% CUSIP KS7

\$600,000 3.750% Term Bonds Due September 1, 2047 –Yield 3.940% CUSIP KT5

This Annual Continuing Disclosure Report (“Report”) for Community Facilities District No. 2015-5 Special Tax Bonds, Series 2017 of the City of Lake Elsinore (the “District” or “CFD No. 2015-5”), 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. 2015-5
Trieste
Special Tax Bonds Series 2017

Project Description

CFD No. 2015-5 was formed in 2016 and is authorized to issue the Bonds to fund the purchase, construction, modification, expansion, improvement or rehabilitation certain real or other tangible property.

Location

CFD No. 2015-5 is located at the southern corner of the Highway 74 and Rosetta Canyon Drive intersection, and north of Arden Way. CFD No. 2015-5 will develop 75 units within Tract 36624 that will consist of single family residential properties located in the City of Lake Elsinore on approximately 12.97 gross acres.

2017 Series Bonds (Section 4b)

The Special Tax Bonds Series 2017 (the "2017 Bonds") in the amount of \$2,240,000 were issued August 22, 2017, with interest rates ranging from 2.00% to 3.75%. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the 2017 Bonds is September 1, 2047. The principal amount of the Bonds Outstanding as of September 2, 2019 was \$2,165,000.

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 tables present 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 ²	% of Total AV
Developed Property	75	\$164,013.10	100.00%	\$6,190,193.00	\$23,499,606.00	\$29,689,799.00	100.00%

Table 2-2

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

Property Owner	Parcels	Total Special Tax FY 2019-20	% of Total Special Tax	Maximum Special Tax	% of Maximum Special Tax	Assessed Value	% of AV	Bonds Outstanding ³	Value-to-Lien Ratio
Individually Owned	75	\$164,013.10	100.00%	\$182,208.73	90.01%	\$29,689,799.00	100.00%	\$2,165,000.00	13.71:1

¹ All Properties within CFD No. 2015-5 are Individually Owned.

² Assessed Valuation (AV) is based on information provided in the Riverside County Assessor's records as of January 1, 2019 and may or may not accurately reflect true market value.

³ District Bonds Outstanding – is based on the September 30, 2019 Principal Outstanding.

Table 2-3

Value-to-Lien Stratification (Section 4b)

Value-to-Lien Ratio	Developed Property	% of Developed Property	Assessed Values	% of AV	Total Special Tax	% of Total Levy	Bonds Outstanding	% of Bonds Outstanding	Value-to-Lien Ratio
Less Than 12:1	0	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	0.00:1
Between 12:1 to 13:1	15	20.00%	\$5,910,929.00	19.91%	\$35,004.30	21.34%	\$462,062.54	21.34%	12.79:1
Between 13.01:1 to 14:1	39	52.00%	\$15,062,126.00	50.73%	\$84,296.94	51.40%	\$1,112,733.53	51.40%	13.54:1
Between 14.01:1 to 15:1	15	20.00%	\$5,967,666.00	20.10%	\$31,615.74	19.28%	\$417,332.99	19.28%	14.30:1
Greater Than 15:1	6	8.00%	\$2,749,078.00	9.26%	\$13,096.12	7.98%	\$172,870.95	7.98%	15.90:1
Developed Property Totals	75	100.00%	\$29,689,799.00	100.00%	\$164,013.10	100.00%	\$2,165,000.00	100.00%	13.71:1

Prepayments

There have been no prepayments of the Special Tax for the prior Fiscal Year.

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 rates on June 30 for previous years

Table 3-1

Delinquency Summary (Section 4b)

Fiscal Year	Levied		Fiscal Year Delinquency			Current Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate	Parcels	Amount	Del. Rate
2017-18	75	\$160,781.40	1	\$1,143.82	0.71%	0	\$0.00	0.00%
2018-19	75	\$162,389.00	0	\$0.00	0.00%	0	\$0.00	0.00%
Total		\$323,170.40		\$1,143.82	0.35%		\$0.00	0.00%

Foreclosure Covenant (Section 4b)

CFD No. 2015-5 has covenanted for the benefit of the owners of the CFD No. 2015-5 Bonds and any parity bonds that it will:

- (i) commence judicial foreclosure proceedings against parcels in CFD No. 2015-5 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 CFD No. 2015-5 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 \$135,099.69 and the Reserve Requirement was \$134,875.00.**

*Table 4-1
Fund Balances (Section 4b)*

Account	September 2, 2019 Balance
LE CFD2015-5 (TRIST) SPECIAL TAX FD	\$0.00
LE CFD2015-5 (TRIST) INTEREST ACCT	\$1,477.95
LE CFD2015-5 (TRIST) PRINCIPAL ACCT	\$0.00
LE CFD2015-5 (TRIST) RESERVE FD	\$135,099.69
LE CFD2015-5 (TRIST) ADM EXP FD	\$7,540.47
LE CFD2015-5 (TRIST) SURPLUS FD	\$0.00
LE CFD2015-5 (TRIST) CITY FACILITIE	\$0.00
LE CFD2015-5 (TRIST) WATER FACILITI	\$0.00
LE CFD2015-5 (TRIST) COI	\$0.00
LE CFD2015-5 (TRIST) CASH DEPOSIT	\$0.00
Total	\$144,118.11

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 reserve 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 IRS 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 2015-5 (Trieste)
Special Tax Bonds Series 2017



Issued

08/22/2017

<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>
03/01/2018			\$ 2,240,000.00	\$ 38,872.98	\$ 38,872.98	
09/01/2018	2.000%	\$ 35,000.00	\$ 2,205,000.00	\$ 37,021.88	\$ 72,021.88	\$ 110,894.85
03/01/2019			\$ 2,205,000.00	\$ 36,671.88	\$ 36,671.88	
09/01/2019	2.000%	\$ 40,000.00	\$ 2,165,000.00	\$ 36,671.88	\$ 76,671.88	\$ 113,343.75
03/01/2020			\$ 2,165,000.00	\$ 36,271.88	\$ 36,271.88	
09/01/2020	2.000%	\$ 40,000.00	\$ 2,125,000.00	\$ 36,271.88	\$ 76,271.88	\$ 112,543.75
03/01/2021			\$ 2,125,000.00	\$ 35,871.88	\$ 35,871.88	
09/01/2021	2.000%	\$ 45,000.00	\$ 2,080,000.00	\$ 35,871.88	\$ 80,871.88	\$ 116,743.75
03/01/2022			\$ 2,080,000.00	\$ 35,421.88	\$ 35,421.88	
09/01/2022	2.000%	\$ 45,000.00	\$ 2,035,000.00	\$ 35,421.88	\$ 80,421.88	\$ 115,843.75
03/01/2023			\$ 2,035,000.00	\$ 34,971.88	\$ 34,971.88	
09/01/2023	2.000%	\$ 45,000.00	\$ 1,990,000.00	\$ 34,971.88	\$ 79,971.88	\$ 114,943.75
03/01/2024			\$ 1,990,000.00	\$ 34,521.88	\$ 34,521.88	
09/01/2024	2.000%	\$ 50,000.00	\$ 1,940,000.00	\$ 34,521.88	\$ 84,521.88	\$ 119,043.75
03/01/2025			\$ 1,940,000.00	\$ 34,021.88	\$ 34,021.88	
09/01/2025	2.250%	\$ 50,000.00	\$ 1,890,000.00	\$ 34,021.88	\$ 84,021.88	\$ 118,043.75
03/01/2026			\$ 1,890,000.00	\$ 33,459.38	\$ 33,459.38	
09/01/2026	2.500%	\$ 50,000.00	\$ 1,840,000.00	\$ 33,459.38	\$ 83,459.38	\$ 116,918.75
03/01/2027			\$ 1,840,000.00	\$ 32,834.38	\$ 32,834.38	
09/01/2027	2.750%	\$ 55,000.00	\$ 1,785,000.00	\$ 32,834.38	\$ 87,834.38	\$ 120,668.75
03/01/2028			\$ 1,785,000.00	\$ 32,078.13	\$ 32,078.13	
09/01/2028	3.000%	\$ 55,000.00	\$ 1,730,000.00	\$ 32,078.13	\$ 87,078.13	\$ 119,156.25
03/01/2029			\$ 1,730,000.00	\$ 31,253.13	\$ 31,253.13	
09/01/2029	3.000%	\$ 60,000.00	\$ 1,670,000.00	\$ 31,253.13	\$ 91,253.13	\$ 122,506.25
03/01/2030			\$ 1,670,000.00	\$ 30,353.13	\$ 30,353.13	
09/01/2030	3.125%	\$ 60,000.00	\$ 1,610,000.00	\$ 30,353.13	\$ 90,353.13	\$ 120,706.25
03/01/2031			\$ 1,610,000.00	\$ 29,415.63	\$ 29,415.63	
09/01/2031	3.250%	\$ 65,000.00	\$ 1,545,000.00	\$ 29,415.63	\$ 94,415.63	\$ 123,831.25
03/01/2032			\$ 1,545,000.00	\$ 28,359.38	\$ 28,359.38	
09/01/2032	3.375%	\$ 70,000.00	\$ 1,475,000.00	\$ 28,359.38	\$ 98,359.38	\$ 126,718.75
03/01/2033			\$ 1,475,000.00	\$ 27,178.13	\$ 27,178.13	
09/01/2033	3.375%	\$ 70,000.00	\$ 1,405,000.00	\$ 27,178.13	\$ 97,178.13	\$ 124,356.25
03/01/2034			\$ 1,405,000.00	\$ 25,996.88	\$ 25,996.88	
09/01/2034	3.500%	\$ 75,000.00	\$ 1,330,000.00	\$ 25,996.88	\$ 100,996.88	\$ 126,993.75
03/01/2035			\$ 1,330,000.00	\$ 24,684.38	\$ 24,684.38	
09/01/2035	3.500%	\$ 80,000.00	\$ 1,250,000.00	\$ 24,684.38	\$ 104,684.38	\$ 129,368.75
03/01/2036			\$ 1,250,000.00	\$ 23,284.38	\$ 23,284.38	
09/01/2036	3.500%	\$ 80,000.00	\$ 1,170,000.00	\$ 23,284.38	\$ 103,284.38	\$ 126,568.75
03/01/2037			\$ 1,170,000.00	\$ 21,884.38	\$ 21,884.38	
09/01/2037	3.625%	\$ 85,000.00	\$ 1,085,000.00	\$ 21,884.38	\$ 106,884.38	\$ 128,768.75

CITY OF LAKE ELSINORE
CFD 2015-5 (Trieste)
Special Tax Bonds Series 2017



Issued

08/22/2017

<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>
03/01/2038			\$ 1,085,000.00	\$ 20,343.75	\$ 20,343.75	
09/01/2038	3.750%	\$ 90,000.00	\$ 995,000.00	\$ 20,343.75	\$ 110,343.75	\$ 130,687.50
03/01/2039			\$ 995,000.00	\$ 18,656.25	\$ 18,656.25	
09/01/2039	3.750%	\$ 95,000.00	\$ 900,000.00	\$ 18,656.25	\$ 113,656.25	\$ 132,312.50
03/01/2040			\$ 900,000.00	\$ 16,875.00	\$ 16,875.00	
09/01/2040	3.750%	\$ 95,000.00	\$ 805,000.00	\$ 16,875.00	\$ 111,875.00	\$ 128,750.00
03/01/2041			\$ 805,000.00	\$ 15,093.75	\$ 15,093.75	
09/01/2041	3.750%	\$ 100,000.00	\$ 705,000.00	\$ 15,093.75	\$ 115,093.75	\$ 130,187.50
03/01/2042			\$ 705,000.00	\$ 13,218.75	\$ 13,218.75	
09/01/2042	3.750%	\$ 105,000.00	\$ 600,000.00	\$ 13,218.75	\$ 118,218.75	\$ 131,437.50
03/01/2043			\$ 600,000.00	\$ 11,250.00	\$ 11,250.00	
09/01/2043	3.750%	\$ 110,000.00	\$ 490,000.00	\$ 11,250.00	\$ 121,250.00	\$ 132,500.00
03/01/2044			\$ 490,000.00	\$ 9,187.50	\$ 9,187.50	
09/01/2044	3.750%	\$ 115,000.00	\$ 375,000.00	\$ 9,187.50	\$ 124,187.50	\$ 133,375.00
03/01/2045			\$ 375,000.00	\$ 7,031.25	\$ 7,031.25	
09/01/2045	3.750%	\$ 120,000.00	\$ 255,000.00	\$ 7,031.25	\$ 127,031.25	\$ 134,062.50
03/01/2046			\$ 255,000.00	\$ 4,781.25	\$ 4,781.25	
09/01/2046	3.750%	\$ 125,000.00	\$ 130,000.00	\$ 4,781.25	\$ 129,781.25	\$ 134,562.50
03/01/2047			\$ 130,000.00	\$ 2,437.50	\$ 2,437.50	
09/01/2047	3.750%	\$ 130,000.00	\$ 0.00	\$ 2,437.50	\$ 132,437.50	\$ 134,875.00
Total		\$ 2,240,000.00		\$ 1,490,713.60	\$ 3,730,713.60	\$ 3,730,713.60

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
4:49:04PM
CDIAC #: 2017-1954

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 2015-5

B. Project Name Trieste

C. Name/ Title/ Series of Bond Issue 2017 Special Tax Bonds

D. Date of Bond Issue 8/1/2017

E. Original Principal Amount of Bonds \$2,240,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$134,875.00 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2019

A. Principal Amount of Bonds Outstanding \$2,205,000.00

B. Bond Reserve Fund \$135,860.14

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 \$29,689,799.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$162,389.00

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

For Office Use Only
Fiscal Year _____

Submitted:
Monday, October 28, 2019
4:49:04PM
CDIAC #: 2017-1954

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

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	Date of Report 10/28/2019
E-Mail	contact@spicercg.com	

IX. ADDITIONAL COMMENTS:

APPENDIX C

Boundary Map



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GROUP



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2015-5
(TRIESTE)





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