

CITY OF LAKE ELSINORE

Annual Continuing Disclosure Report



FISCAL YEAR 2018-19

COMMUNITY FACILITIES DISTRICT NO. 2007-4 (MAKENNA COURT)
SPECIAL TAX BONDS, 2018

FEBRUARY 2020



SPICER CONSULTING
GROUP

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City of Lake Elsinore
Community Facilities District No. 2007-4
Special Tax Bonds, Series 2018
(CUSIP 50963N)

<u>Maturity Date</u> <u>September 1</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>CUSIP Suffix</u>
2019	\$10,000	2.000%	PL7
2020	\$15,000	2.000%	PM5
2021	\$20,000	2.000%	PN3
2022	\$25,000	2.125%	PP8
2023	\$25,000	2.375%	PQ6
2024	\$30,000	2.625%	PR4
2025	\$35,000	2.750%	PS2
2026	\$40,000	3.000%	PT0
2027	\$40,000	3.000%	PU7
2028	\$45,000	3.000%	PV5
2029	\$50,000	3.125%	PW3
2030	\$55,000	3.375%	PX1
2031	\$60,000	3.500%	PY9
2032	\$65,000	3.625%	PZ6
2033	\$70,000	3.625%	QA0
2034	\$80,000	4.000%	QB8
2035	\$85,000	4.000%	QC6
2036	\$90,000	4.000%	QD4
2037	\$100,000	4.000%	QE2
2038	\$105,000	4.000%	QF9

\$665,000 4.000% Term Bonds Due September 1, 2043 – Price: 96.332 CUSIP No. QG7

\$935,000 4.125% Term Bonds Due September 1, 2048 – Price: 97.233 CUSIP No. QH5

This Annual Continuing Disclosure Report (“Report”) for Community Facilities District No. 2007-4 Special Tax Bonds, Series 2018 of the City of Lake Elsinore (the “District” or “CFD No. 2007-4”), 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. 2007-4
(Makenna Court)
Special Tax Bonds Series, 2018

Project Description

CFD No. 2007-4 was formed to finance the acquisition and/or construction of road improvements, City improvements, City fees, fees and improvements of the Elsinore Valley Municipal Water District and fees of the Lake Elsinore Unified School District. CFD No. 2007-4 encompasses approximately 23.46 gross acres of land, of this acreage, 15.81 acres are expected to be developed for residential uses.

Location

The District is located in the northern portion of Lake Elsinore. CFD No. 2007-4 is south of Lakeshore Drive and west of Machado Street.

Series 2018 Special Tax Bonds (Section 4b (i))

The Community Facilities District No. 2007-4 Special Tax Bonds, Series 2018 ("CFD No. 2007-4 Bonds") in the amount of \$2,645,000 were issued on November 7, 2018 to: (i) finance certain public improvements to be owned by the City and water and sewer facilities to be owned and operated by the Elsinore Valley Municipal Water District; (ii) fund reserve account for the Bonds; (iii) the costs of issuance for the Bonds. With interest rates ranging from 2.000% to 4.125%. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the CFD No. 2007-4 Bonds is September 1, 2048. As of September 2, 2019, the Principal Amount of the CFD No. 2007-4 Bonds Outstanding was \$2,635,000.

Rate and Method of Apportionment (Section 4b (iv))

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

A Special Tax is levied each year to pay the principal and interest obligations on the Bonds of the District. The amount levied each year is determined by the Special Tax formula and can vary from year to year but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for the 2019-20 tax year was \$183,234.44.

The Special Tax Levy applied for the 2019-20 tax year are:

*Table 2-1
Special Tax Levy*

Land Use Category	Parcels	Special Tax Levied	Assigned Special Tax	Maximum Special Tax	% of Maximum Special Tax
Developed Property	81	\$183,234.44	\$183,235.25	\$205,143.78	89.32%

Table 3-1

Estimated Assessed Value-to-Lien Ratios Allocated by Property Ownership (Table 2) (Section 4b (vi))

Property Owner Classification	Parcels	Assessed Value ¹	% of Assessed Value	Maximum Special Tax	% of Maximum Special Tax	FY 2019-20 Special Tax Levy	% of Special Tax Levy	Bonds Outstanding	Value-to-Lien Ratio
Developed Property									
Individual Owned	46	\$18,181,839.00	57.92%	\$116,501.41	56.79%	\$104,081.16	56.80%	\$1,496,737.49	12.15:1
Western Pacific	35	\$13,209,328.00	42.08%	\$88,642.38	43.21%	\$79,153.28	43.20%	\$1,138,262.51	11.60:1
Total	81	\$31,391,167.00	100.00%	\$205,143.78	100.00%	\$183,234.44	100.00%	\$2,635,000.00	11.91:1

¹ 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.

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 4-1
Delinquency Summary (Section 4b (v))*

Fiscal Year	Levied		Delinquency as of June 30			Current Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate	Parcels	Amount	Del. Rate
2017-18	6	\$10,499.96	0	\$0.00	0.00%	0	\$0.00	0.00%
2018-19	70	\$155,182.80	0	\$0.00	0.00%	0	\$0.00	0.00%
Total		\$165,682.76		\$0.00	0.00%	0	\$0.00	0.00%

Foreclosure Covenant (Section 4b (vii))

The District will covenant in the Indenture for the benefit of the Owners of the Bonds and Parity Bonds that it will: (i) commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of each Fiscal Year in which such Special Taxes were due; and (ii) commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by 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 currently no foreclosure actions pending in the District.

*Table 5-1
Fund Balances as of September 2, 2019 (Section 4b (ii))*

Account Name	Balances
Special Tax Fund	\$0.00
Admin Expense Account	\$7,821.90
Reserve Account	\$206,435.68
Interest Account	\$0.00
Principal Account	\$0.00
Redemption Account	\$0.00
Cost of Issuance Account	\$0.00
Rebate Fund	\$0.00
Surplus Fund	\$0.00
Acquisition and Construction Fund	\$0.00
City Facilities Account	\$1,312.76
Water Facilities Account	\$1,379.59
Total	\$216,949.93

Series 2018 Reserve Account (Section 4b (ii))

The Reserve Fund must be maintained at the Reserve Requirement which is defined, as of any date of calculation equal to the lesser of: (i) 10% of the initial principal amount of the Bonds and Parity Bonds, if any; (ii) Maximum Annual Debt Service on the then Outstanding Bonds and Parity Bonds, if any; (iii) 125% of average Annual Debt Service on the then Outstanding Bonds and Parity Bonds; or (iv) \$203,339.64, the initial Reserve Requirement. The Reserve Requirement may be satisfied in whole or in part by cash, a Reserve Policy (as defined in the Indenture), or a combination thereof. Provided, In the event that special tax revenue is insufficient to pay debt service, money may be transferred from this Fund to the appropriate account of the Bond Fund. The Reserve Fund will then be replenished by increasing the next year's special tax levy to the extent permitted by law. **As of September 2, 2019, the balance in the Reserve Fund was \$206,435.68 and the Reserve Requirement was \$203,339.64.**

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 filed with the Repository of the occurrence of any of the following events with respect to the Bonds in a timely manner not more than ten (10) business days after the event: [\(Section 5\)](#)

- | | | |
|-----|---|----------------|
| 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 or of a Notice of Proposed Issue (IRS Form 5701-TEB); | Not Applicable |
| 6. | tender offers; | Not Applicable |
| 7. | defeasances; | Not Applicable |
| 8. | ratings changes; | Not Applicable |
| 9. | bankruptcy, insolvency, receivership or similar proceedings; | Not Applicable |
| 10. | unless described in paragraph 5 above, notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds; | Not Applicable |
| 11. | the consummation of a merger, consolidation or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms; | Not Applicable |
| 12. | appointment of a successor or additional paying agent or the change of the name of a paying agent; | Not Applicable |
| 13. | non-payment related defaults; | Not Applicable |
| 14. | modifications to the rights of Owners of the Bonds; | Not Applicable |
| 15. | bond calls; and | Not Applicable |
| 16. | release, substitution or sale of property securing repayment of the Bonds. | Not Applicable |

Upon the occurrence of a Listed Event under Section 5 above, the District shall as soon as possible determine if such event would be material under applicable federal securities laws.

APPENDIX A

Debt Service Schedule



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CITY OF LAKE ELSINORE
CFD 2007-4 (MAKENNA COURT)
Special Tax Bonds Series 2018



Issued

11/07/2018

<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>
03/01/2019			\$ 2,645,000.00	\$ 41,448.39	\$ 41,448.39	
09/01/2019	2.000%	\$ 10,000.00	\$ 2,635,000.00	\$ 41,448.39	\$ 51,448.39	\$ 92,896.78
03/01/2020			\$ 2,635,000.00	\$ 50,653.13	\$ 50,653.13	
09/01/2020	2.000%	\$ 15,000.00	\$ 2,620,000.00	\$ 50,653.13	\$ 65,653.13	\$ 116,306.26
03/01/2021			\$ 2,620,000.00	\$ 50,503.13	\$ 50,503.13	
09/01/2021	2.000%	\$ 20,000.00	\$ 2,600,000.00	\$ 50,503.13	\$ 70,503.13	\$ 121,006.26
03/01/2022			\$ 2,600,000.00	\$ 50,303.13	\$ 50,303.13	
09/01/2022	2.125%	\$ 25,000.00	\$ 2,575,000.00	\$ 50,303.13	\$ 75,303.13	\$ 125,606.26
03/01/2023			\$ 2,575,000.00	\$ 50,037.50	\$ 50,037.50	
09/01/2023	2.375%	\$ 25,000.00	\$ 2,550,000.00	\$ 50,037.50	\$ 75,037.50	\$ 125,075.00
03/01/2024			\$ 2,550,000.00	\$ 49,740.63	\$ 49,740.63	
09/01/2024	2.625%	\$ 30,000.00	\$ 2,520,000.00	\$ 49,740.63	\$ 79,740.63	\$ 129,481.26
03/01/2025			\$ 2,520,000.00	\$ 49,346.88	\$ 49,346.88	
09/01/2025	2.750%	\$ 35,000.00	\$ 2,485,000.00	\$ 49,346.88	\$ 84,346.88	\$ 133,693.76
03/01/2026			\$ 2,485,000.00	\$ 48,865.63	\$ 48,865.63	
09/01/2026	3.000%	\$ 40,000.00	\$ 2,445,000.00	\$ 48,865.63	\$ 88,865.63	\$ 137,731.26
03/01/2027			\$ 2,445,000.00	\$ 48,265.63	\$ 48,265.63	
09/01/2027	3.000%	\$ 40,000.00	\$ 2,405,000.00	\$ 48,265.63	\$ 88,265.63	\$ 136,531.26
03/01/2028			\$ 2,405,000.00	\$ 47,665.63	\$ 47,665.63	
09/01/2028	3.000%	\$ 45,000.00	\$ 2,360,000.00	\$ 47,665.63	\$ 92,665.63	\$ 140,331.26
03/01/2029			\$ 2,360,000.00	\$ 46,990.63	\$ 46,990.63	
09/01/2029	3.125%	\$ 50,000.00	\$ 2,310,000.00	\$ 46,990.63	\$ 96,990.63	\$ 143,981.26
03/01/2030			\$ 2,310,000.00	\$ 46,209.38	\$ 46,209.38	
09/01/2030	3.375%	\$ 55,000.00	\$ 2,255,000.00	\$ 46,209.38	\$ 101,209.38	\$ 147,418.76
03/01/2031			\$ 2,255,000.00	\$ 45,281.25	\$ 45,281.25	
09/01/2031	3.500%	\$ 60,000.00	\$ 2,195,000.00	\$ 45,281.25	\$ 105,281.25	\$ 150,562.50
03/01/2032			\$ 2,195,000.00	\$ 44,231.25	\$ 44,231.25	
09/01/2032	3.625%	\$ 65,000.00	\$ 2,130,000.00	\$ 44,231.25	\$ 109,231.25	\$ 153,462.50
03/01/2033			\$ 2,130,000.00	\$ 43,053.13	\$ 43,053.13	
09/01/2033	3.625%	\$ 70,000.00	\$ 2,060,000.00	\$ 43,053.13	\$ 113,053.13	\$ 156,106.26
03/01/2034			\$ 2,060,000.00	\$ 41,784.38	\$ 41,784.38	
09/01/2034	4.000%	\$ 80,000.00	\$ 1,980,000.00	\$ 41,784.38	\$ 121,784.38	\$ 163,568.76
03/01/2035			\$ 1,980,000.00	\$ 40,184.38	\$ 40,184.38	
09/01/2035	4.000%	\$ 85,000.00	\$ 1,895,000.00	\$ 40,184.38	\$ 125,184.38	\$ 165,368.76
03/01/2036			\$ 1,895,000.00	\$ 38,484.38	\$ 38,484.38	
09/01/2036	4.000%	\$ 90,000.00	\$ 1,805,000.00	\$ 38,484.38	\$ 128,484.38	\$ 166,968.76
03/01/2037			\$ 1,805,000.00	\$ 36,684.38	\$ 36,684.38	
09/01/2037	4.000%	\$ 100,000.00	\$ 1,705,000.00	\$ 36,684.38	\$ 136,684.38	\$ 173,368.76
03/01/2038			\$ 1,705,000.00	\$ 34,684.38	\$ 34,684.38	
09/01/2038	4.000%	\$ 105,000.00	\$ 1,600,000.00	\$ 34,684.38	\$ 139,684.38	\$ 174,368.76

CITY OF LAKE ELSINORE
CFD 2007-4 (MAKENNA COURT)
Special Tax Bonds Series 2018



Issued

11/07/2018

<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>
03/01/2039			\$ 1,600,000.00	\$ 32,584.38	\$ 32,584.38	
09/01/2039	4.000%	\$ 115,000.00	\$ 1,485,000.00	\$ 32,584.38	\$ 147,584.38	\$ 180,168.76
03/01/2040			\$ 1,485,000.00	\$ 30,284.38	\$ 30,284.38	
09/01/2040	4.000%	\$ 125,000.00	\$ 1,360,000.00	\$ 30,284.38	\$ 155,284.38	\$ 185,568.76
03/01/2041			\$ 1,360,000.00	\$ 27,784.38	\$ 27,784.38	
09/01/2041	4.000%	\$ 135,000.00	\$ 1,225,000.00	\$ 27,784.38	\$ 162,784.38	\$ 190,568.76
03/01/2042			\$ 1,225,000.00	\$ 25,084.38	\$ 25,084.38	
09/01/2042	4.000%	\$ 140,000.00	\$ 1,085,000.00	\$ 25,084.38	\$ 165,084.38	\$ 190,168.76
03/01/2043			\$ 1,085,000.00	\$ 22,284.38	\$ 22,284.38	
09/01/2043	4.000%	\$ 150,000.00	\$ 935,000.00	\$ 22,284.38	\$ 172,284.38	\$ 194,568.76
03/01/2044			\$ 935,000.00	\$ 19,284.38	\$ 19,284.38	
09/01/2044	4.125%	\$ 165,000.00	\$ 770,000.00	\$ 19,284.38	\$ 184,284.38	\$ 203,568.76
03/01/2045			\$ 770,000.00	\$ 15,881.25	\$ 15,881.25	
09/01/2045	4.125%	\$ 175,000.00	\$ 595,000.00	\$ 15,881.25	\$ 190,881.25	\$ 206,762.50
03/01/2046			\$ 595,000.00	\$ 12,271.88	\$ 12,271.88	
09/01/2046	4.125%	\$ 185,000.00	\$ 410,000.00	\$ 12,271.88	\$ 197,271.88	\$ 209,543.76
03/01/2047			\$ 410,000.00	\$ 8,456.25	\$ 8,456.25	
09/01/2047	4.125%	\$ 200,000.00	\$ 210,000.00	\$ 8,456.25	\$ 208,456.25	\$ 216,912.50
03/01/2048			\$ 210,000.00	\$ 4,331.25	\$ 4,331.25	
09/01/2048	4.125%	\$ 210,000.00	\$ 0.00	\$ 4,331.25	\$ 214,331.25	\$ 218,662.50
Total		\$ 2,645,000.00		\$ 2,205,328.03	\$ 4,850,328.03	\$ 4,850,328.26

APPENDIX B

California Debt and Investment Advisory Commission



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STATE OF CALIFORNIA

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

Submitted:
Monday, October 28, 2019
5:07:54PM
CDIAC #: 2018-2333

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 2007-4
 B. Project Name Makenna Court
 C. Name/ Title/ Series of Bond Issue 2018 Special Tax Bonds
 D. Date of Bond Issue 10/23/2018
 E. Original Principal Amount of Bonds \$2,645,000.00
 F. Reserve Fund Minimum Balance Required Yes Amount \$202,097.01 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2019
 A. Principal Amount of Bonds Outstanding \$2,645,000.00
 B. Bond Reserve Fund \$205,410.81
 C. Capitalized Interest Fund \$0.00
 D. Construction Fund(s) \$2,678.98

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 \$31,391,167.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$155,182.80
 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
5:07:54PM
CDIAC #: 2018-2333

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

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Fiscal Year _____

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

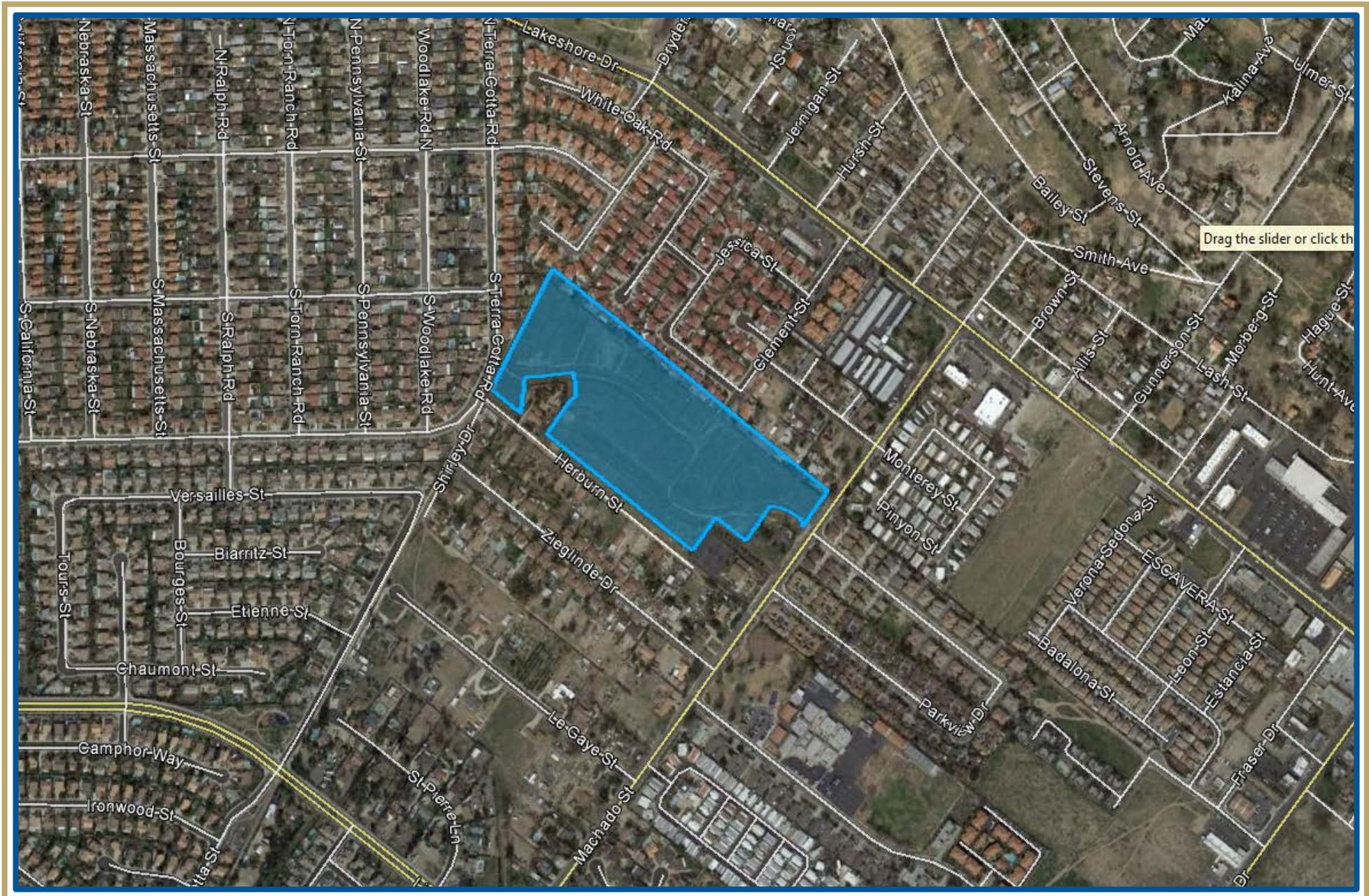
IX. ADDITIONAL COMMENTS:

APPENDIX C

Boundary Map



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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2007-4
(MAKENNA COURT)



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