

CITY OF LAKE ELSINORE

Annual Report



FISCAL YEAR 2021-22
COMMUNITY FACILITIES DISTRICT NO. 2007-5
(RED KITE)



Table of Contents

Sections

1	Community Facilities District No. 2007-5	1
2	Community Facilities District No. 2007-5 Services	3

Tables

1-1	Fund Balances	1
1-2	Assigned Special Tax Rates (Facilities)	2
1-3	Special Tax Breakdown (Facilities)	2
2-1	Maximum Special Tax Rates (Services)	3
2-2	Special Tax Breakdown (Services)	3

Appendices

Appendix A – Boundary Map

Appendix B – Debt Service Schedule

Community Facilities District No. 2007-5
(Red Kite)
Special Tax Bonds, Series 2018

Bond Profile

Project Description

Community Facilities District No. 2007-5 (the “CFD No. 2007-5” or the “District”) was formed to finance the City fees and fees of the Elsinore Valley Municipal Water District. CFD No. 2007-5 encompasses approximately 10.29 gross acres. Of this acreage, 6.54 acres are expected to be developed for residential uses.

Location

CFD No. 2007-5 is located in the western portion of the City of Lake Elsinore (the “City”). CFD No. 2007-5 is west of Riverside Drive, east of Grand Avenue and just south of Machado Street.

Series 2018 Bonds

The Community Facility District No. 2007-5 Special Tax Bonds, Series 2018 (the “CFD No. 2007-5 Bonds”) in the amount of \$1,740,000 were issued on May 31, 2018 to finance City improvements and capital improvement fees imposed pursuant to City fee programs and fees of the Elsinore Valley Municipal Water District and on-going costs for maintenance of the public parks, open space and storm drain improvements, within the District, 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 CFD No. 2007-5 Bonds is September 1, 2048. As of September 30, 2021, the Principal Amount of the CFD No. 2007-5 Bonds Outstanding was \$1,650,000.

Fund Information

The Fund Balances for CFD No. 2007-5 as of September 30, 2021 are shown in the following table:

*Table 1-1
Fund Balances*

Fund Name	Balance
LE 2007-5 (RED KITE) 2018 SPL TAX	\$0.48
LE 2007-5 (RED KITE) 2018 INTEREST	\$15.93
LE 2007-5 (RED KITE) 2018 PRINCIPAL	\$0.02
LE 2007-5 (RED KITE) 2018 ADM EXP	\$1.75
LE 2007-5 (RED KITE) 2018 RESERVE	\$99,527.17
Total	\$99,545.35

Reserve Requirement

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 CFD No. 2007-5 Bonds and Parity Bonds, if any; (ii) Maximum Annual Debt Service on the then Outstanding CFD No. 2007-5 Bonds and Parity Bonds, if any; (iii) 125% of average Annual Debt Service on the then Outstanding CFD No. 2007-5 Bonds and Parity Bonds. **As of September 30, 2021, the balance in the Reserve Fund was \$99,527.17 and the Reserve Requirement was \$99,525.00.**

Special Tax Information

Special Tax

A Special Tax is collected each year to pay the principal and interest obligations on the CFD No. 2007-5 Bonds. The amount collected 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 Fiscal Year 2021-22 tax year is \$134,592.00. The Assigned Special Tax rates for Fiscal Year 2021-22 are as follows:

Table 1-2
Assigned Special Tax Rates (Facilities)

Land Use Category	Assigned Special Tax
Single Family Residential (Less than 2,101 sq. ft.)	\$2,528.00
Single Family Residential (2,201 - 2,300 sq. ft.)	\$2,619.00
Single Family Residential (Greater than 2,300 sq. ft.)	\$3,672.00
Apartment (per Acre)	\$22,530.00
Non-Residential (per Acre)	\$22,530.00

Table 1-3
Special Tax Breakdown (Facilities)

Category	Parcels	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Single Family (Less than 2,101 sq. ft.)	30	\$75,840.00	\$75,840.00	100.00%
Single Family (Greater than 2,300 sq. ft.)	16	\$58,752.00	\$58,752.00	100.00%
Total	46	\$134,592.00	\$134,592.00	100.00%

Payment History

Delinquencies are calculated through July 2021 and may reflect parcels that may already be on a payment plan.

Delinquency Rate for Fiscal Year 2020-21

As of July 2021, there were no delinquencies in the payment of the Special Tax for CFD No. 2007-5 for Fiscal Year 2020-21.

Foreclosure Covenant

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 the 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. The District may, but is not obligated to, advance funds from any source of legally available funds in order to maintain the Reserve Account. The District may treat any delinquent Special Tax sold to an independent third-party or to the City for at least 100% of the delinquent amount as having been paid. Proceeds of any such sale up to 100% of the delinquent amount will be deposited in the Special Tax Fund.

There are no foreclosure actions at this time.

Community Facilities District No. 2007-5 (Red Kite) Services

District Profile

Project Description

Community Facilities District No. 2007-5 Services (the "CFD No. 2007-5 Services") was formed for the purpose of funding the ongoing operation and maintenance of parks, open space and storm drain maintenance.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2007-5 Services is a nonbonded portion of the District.

Special Tax Information

Special Tax

A Special Tax is collected each year to pay service obligations for CFD No. 2007-5 Services. The amount collected 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 Fiscal Year 2021-22 tax year was \$15,281.20. The Maximum Special Tax rates for Fiscal Year 2021-22 are as follows:

On each July 1, commencing July 1, 2009, the Maximum Special Tax for Services shall be increase annually by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

Table 2-1
Maximum Special Tax Rates (Services)

Land Use Category	Maximum Special Tax
Developed Single Family	\$332.21
Developed Multi-family (per Unit)	\$166.11
Non-Residential (per Acre)	\$748.17

Table 2-2
Special Tax Breakdown (Services)

Category	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Developed Single Family	46	\$15,281.20	\$15,281.71	100.00%

Payment History

Delinquencies are calculated through July 2021 and may reflect parcels that may already be on a payment plan.

Delinquency Rate for Fiscal Year 2020-21

As of July 2021, there were no delinquencies in the payment of the Special Tax for CFD No. 2007-5 Services for Fiscal Year 2020-21.

APPENDIX A

Boundary Map





BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2007-5
(RED KITE)

APPENDIX B

Debt Service Schedule



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CITY OF LAKE ELSINORE
CFD 2007-5 (Red Kite)
Special Tax Bonds 2018



Issued

05/15/2018

Date	Coupon Rate	Principal	Principal Outstanding	Semi-Annual Interest	Semi-Annual Debt Service	Annual Debt Service
03/01/2019			\$ 1,740,000.00	\$ 38,519.00	\$ 38,519.00	
09/01/2019	2.000%	\$ 20,000.00	\$ 1,720,000.00	\$ 38,519.01	\$ 58,519.01	\$ 97,038.01
03/01/2020			\$ 1,720,000.00	\$ 30,546.88	\$ 30,546.88	
09/01/2020	2.000%	\$ 35,000.00	\$ 1,685,000.00	\$ 30,546.88	\$ 65,546.88	\$ 96,093.76
03/01/2021			\$ 1,685,000.00	\$ 30,196.88	\$ 30,196.88	
09/01/2021	2.000%	\$ 35,000.00	\$ 1,650,000.00	\$ 30,196.88	\$ 65,196.88	\$ 95,393.76
03/01/2022			\$ 1,650,000.00	\$ 29,846.88	\$ 29,846.88	
09/01/2022	4.000%	\$ 35,000.00	\$ 1,615,000.00	\$ 29,846.88	\$ 64,846.88	\$ 94,693.76
03/01/2023			\$ 1,615,000.00	\$ 29,146.88	\$ 29,146.88	
09/01/2023	4.000%	\$ 40,000.00	\$ 1,575,000.00	\$ 29,146.88	\$ 69,146.88	\$ 98,293.76
03/01/2024			\$ 1,575,000.00	\$ 28,346.88	\$ 28,346.88	
09/01/2024	4.000%	\$ 40,000.00	\$ 1,535,000.00	\$ 28,346.88	\$ 68,346.88	\$ 96,693.76
03/01/2025			\$ 1,535,000.00	\$ 27,546.88	\$ 27,546.88	
09/01/2025	4.000%	\$ 40,000.00	\$ 1,495,000.00	\$ 27,546.88	\$ 67,546.88	\$ 95,093.76
03/01/2026			\$ 1,495,000.00	\$ 26,746.88	\$ 26,746.88	
09/01/2026	4.000%	\$ 45,000.00	\$ 1,450,000.00	\$ 26,746.88	\$ 71,746.88	\$ 98,493.76
03/01/2027			\$ 1,450,000.00	\$ 25,846.88	\$ 25,846.88	
09/01/2027	3.000%	\$ 45,000.00	\$ 1,405,000.00	\$ 25,846.88	\$ 70,846.88	\$ 96,693.76
03/01/2028			\$ 1,405,000.00	\$ 25,171.88	\$ 25,171.88	
09/01/2028	3.000%	\$ 45,000.00	\$ 1,360,000.00	\$ 25,171.88	\$ 70,171.88	\$ 95,343.76
03/01/2029			\$ 1,360,000.00	\$ 24,496.88	\$ 24,496.88	
09/01/2029	3.000%	\$ 50,000.00	\$ 1,310,000.00	\$ 24,496.88	\$ 74,496.88	\$ 98,993.76
03/01/2030			\$ 1,310,000.00	\$ 23,746.88	\$ 23,746.88	
09/01/2030	3.125%	\$ 50,000.00	\$ 1,260,000.00	\$ 23,746.88	\$ 73,746.88	\$ 97,493.76
03/01/2031			\$ 1,260,000.00	\$ 22,965.63	\$ 22,965.63	
09/01/2031	3.125%	\$ 50,000.00	\$ 1,210,000.00	\$ 22,965.63	\$ 72,965.63	\$ 95,931.26
03/01/2032			\$ 1,210,000.00	\$ 22,184.38	\$ 22,184.38	
09/01/2032	3.250%	\$ 55,000.00	\$ 1,155,000.00	\$ 22,184.38	\$ 77,184.38	\$ 99,368.76
03/01/2033			\$ 1,155,000.00	\$ 21,290.63	\$ 21,290.63	
09/01/2033	3.375%	\$ 55,000.00	\$ 1,100,000.00	\$ 21,290.63	\$ 76,290.63	\$ 97,581.26
03/01/2034			\$ 1,100,000.00	\$ 20,362.50	\$ 20,362.50	
09/01/2034	3.500%	\$ 55,000.00	\$ 1,045,000.00	\$ 20,362.50	\$ 75,362.50	\$ 95,725.00
03/01/2035			\$ 1,045,000.00	\$ 19,400.00	\$ 19,400.00	
09/01/2035	3.500%	\$ 60,000.00	\$ 985,000.00	\$ 19,400.00	\$ 79,400.00	\$ 98,800.00
03/01/2036			\$ 985,000.00	\$ 18,350.00	\$ 18,350.00	
09/01/2036	3.625%	\$ 60,000.00	\$ 925,000.00	\$ 18,350.00	\$ 78,350.00	\$ 96,700.00
03/01/2037			\$ 925,000.00	\$ 17,262.50	\$ 17,262.50	
09/01/2037	3.625%	\$ 65,000.00	\$ 860,000.00	\$ 17,262.50	\$ 82,262.50	\$ 99,525.00
03/01/2038			\$ 860,000.00	\$ 16,084.38	\$ 16,084.38	

CITY OF LAKE ELSINORE
CFD 2007-5 (Red Kite)
Special Tax Bonds 2018



Issued

05/15/2018

Date	Coupon Rate	Principal	Principal Outstanding	Semi-Annual Interest	Semi-Annual Debt Service	Annual Debt Service
09/01/2038	3.625%	\$ 65,000.00	\$ 795,000.00	\$ 16,084.38	\$ 81,084.38	\$ 97,168.76
03/01/2039			\$ 795,000.00	\$ 14,906.25	\$ 14,906.25	
09/01/2039	3.750%	\$ 65,000.00	\$ 730,000.00	\$ 14,906.25	\$ 79,906.25	\$ 94,812.50
03/01/2040			\$ 730,000.00	\$ 13,687.50	\$ 13,687.50	
09/01/2040	3.750%	\$ 70,000.00	\$ 660,000.00	\$ 13,687.50	\$ 83,687.50	\$ 97,375.00
03/01/2041			\$ 660,000.00	\$ 12,375.00	\$ 12,375.00	
09/01/2041	3.750%	\$ 70,000.00	\$ 590,000.00	\$ 12,375.00	\$ 82,375.00	\$ 94,750.00
03/01/2042			\$ 590,000.00	\$ 11,062.50	\$ 11,062.50	
09/01/2042	3.750%	\$ 75,000.00	\$ 515,000.00	\$ 11,062.50	\$ 86,062.50	\$ 97,125.00
03/01/2043			\$ 515,000.00	\$ 9,656.25	\$ 9,656.25	
09/01/2043	3.750%	\$ 80,000.00	\$ 435,000.00	\$ 9,656.25	\$ 89,656.25	\$ 99,312.50
03/01/2044			\$ 435,000.00	\$ 8,156.25	\$ 8,156.25	
09/01/2044	3.750%	\$ 80,000.00	\$ 355,000.00	\$ 8,156.25	\$ 88,156.25	\$ 96,312.50
03/01/2045			\$ 355,000.00	\$ 6,656.25	\$ 6,656.25	
09/01/2045	3.750%	\$ 85,000.00	\$ 270,000.00	\$ 6,656.25	\$ 91,656.25	\$ 98,312.50
03/01/2046			\$ 270,000.00	\$ 5,062.50	\$ 5,062.50	
09/01/2046	3.750%	\$ 85,000.00	\$ 185,000.00	\$ 5,062.50	\$ 90,062.50	\$ 95,125.00
03/01/2047			\$ 185,000.00	\$ 3,468.75	\$ 3,468.75	
09/01/2047	3.750%	\$ 90,000.00	\$ 95,000.00	\$ 3,468.75	\$ 93,468.75	\$ 96,937.50
03/01/2048			\$ 95,000.00	\$ 1,781.25	\$ 1,781.25	
09/01/2048	3.750%	\$ 95,000.00	\$ 0.00	\$ 1,781.25	\$ 96,781.25	\$ 98,562.50
Total		\$ 1,740,000.00		\$ 1,169,744.41	\$ 2,909,744.41	\$ 2,909,744.41



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