

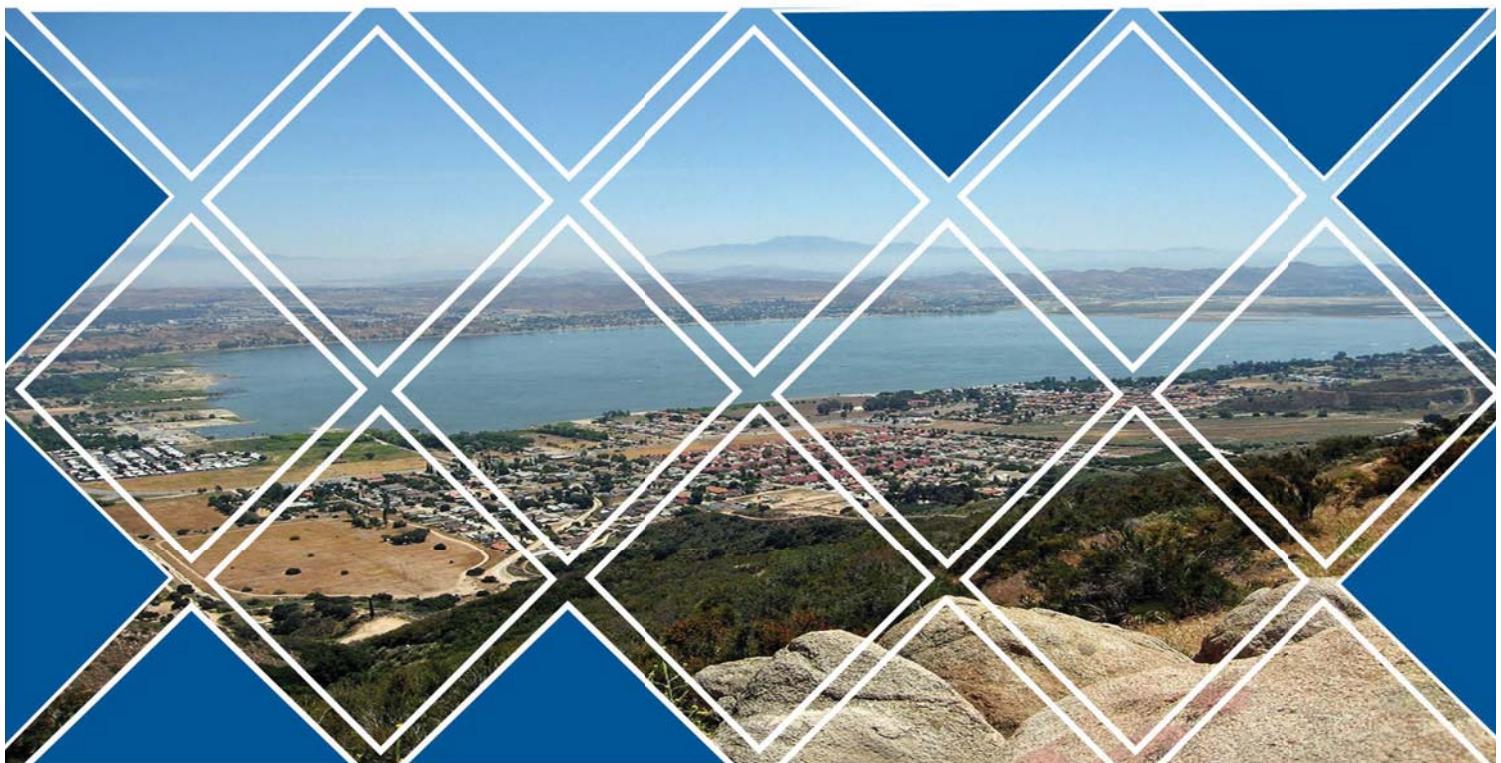
City of Lake Elsinore

Annual Continuing Disclosure Report

Fiscal Year 2015-16



CITY OF
LAKE ELSINORE



Community Facilities District No. 90-2
(Tuscany Hills Public Improvements)
Special Tax Parity Bonds 2007 Series A



SPICER CONSULTING
GROUP

December 2016

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**City of Lake Elsinore
Community Facilities District No. 90-2
Special Tax Parity Bonds, 2007 Series A
(CUSIP 509634)**

<u>Maturity Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>CUSIP Suffix</u>
<u>September 1</u>			
2024	\$7,340,000	4.500%	AR2

This Annual Continuing Disclosure Report ("Report") for Community Facilities District No. 90-2 Special Tax Parity Bonds, 2007 Series A of the City of Lake Elsinore (the "District" or "CFD No. 90-2"), has been prepared by Spicer Consulting Group, LLC. using data as of October 30, 2016 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 at (866) 504-2067.

Community Facilities District No. 90-2
(Tuscany Hills Public Improvements)
Special Tax Parity Bonds, 2007 Series A

Project Description

The following is a general description of the major public improvements approved to be financed:

Grading: The grading for the public streets, public access roads and public building pads within and in the vicinity of the District.

Street Improvements: The street improvements consist of the curb, gutter, sidewalk, lawn, street lights, storm drain and utilities in the public streets within and in the vicinity of the District.

Domestic Water: The domestic water system consists of three reservoirs, booster pumping stations, pressure reducing stations and the distribution mains and appurtenances in the public streets within and in the vicinity of the District.

Sanitary Sewer: The sewer system consists of gravity sewer, manholes, lift stations, force mains and appurtenances in public streets and public easements within and in the vicinity of the District.

Location

The District is located within the Rancho Laguna Redevelopment Project Area No. II in the City of Lake Elsinore (the "City"). It is generally located adjacent to the northeastern limits of the City. Summerhill Drive serves as the main access from the southwest. The development is bounded on the north by Greenwald Street. Greenwald Street intersects with Highway 74, approximately two miles north of the site, providing access to the cities of Perris and Riverside.

2002 Series A Bonds

Local Agency Revenue Bonds 2002 Series A (the "2002 Series A") in the amount of \$14,470,000, with interest rates ranging from 2.000% to 3.875% were issued October 9, 2002, to finance the public facilities by the District. Interest is payable semi-annually on April 1 and October 1. The date for the final maturity of the Bonds is October 1, 2016. The Principal Amount of the Bonds Outstanding as of October 30, 2016 is \$0.00.

The Bonds have matured as of October 1, 2016.

2007 Series A Bonds (Section 4)

The Special Tax Parity Bonds, 2007 Series A (the "2007 Series A") in the amount of \$7,340,000 were issued March 22, 2007 by the Redevelopment Agency of the City of Lake Elsinore. Interest is payable semi-annually on April 1 and October 1. The date for the final maturity of the Bonds is October 1, 2024. The Principal Amount of the Bonds Outstanding as of September 30, 2016 is \$7,340,000.

There are no remaining unissued Bonds authorized for the District.

Rate and Method of Apportionment

There were no changes to the Rate and Method of Apportionment during Fiscal Year 2015-16.

Additional Bonds

No Additional Bonds or Local Obligation Parity Bonds have been issued by the Authority or by any of the Districts.

The following tables present certain assessed value and development status information of the District.

*Table 2-1
Fiscal Year 2016-17 Assessed Value¹ Breakdown by Development (Section 4)*

Development Status	Parcels	Total Special Tax FY 2016-17	% of Total Special Tax	Land Value	Structure Value	Total AV for FY 2016-17
Developed	900	\$1,709,290.80	100.00%	\$71,053,986.00	\$212,285,500.00	\$283,339,486.00
Matured ²	127	\$0.00	0.00%	\$9,189,305.00	\$26,400,730.00	\$35,590,035.00
Undeveloped	16	\$0.00	0.00%	\$5,463,289.00	\$0.00	\$5,463,289.00
Total	1,043	\$1,709,290.80	100.00%	\$85,706,580.00	\$238,686,230.00	\$324,392,810.00

¹ Assessed Valuation (AV) is based on information provided in the Riverside County Assessor's records as of January 1, 2016 and may or may not accurately reflect true market value.

² Matured parcels are those classified as Category V that have been levied for 25 years and are no longer subject to the Special Tax.

The District's delinquency information as of October 2016 is illustrated in the table below:

*Table 3-1
Fiscal Year 2015-16 Special Tax Delinquency Table (Section 4)*

APN	FY 2013-14 Del. Amount	FY 2014-15 Del. Amount	FY 2015-16 Del. Amount	Total Delinquency	Date Foreclosure Complaint Filed	Results of Foreclosure Sale
363361016-3	\$0.00	\$0.00	\$1,077.90	\$1,077.90	N/A	N/A
363361032-7	\$2,106.18	\$2,152.84	\$2,155.80	\$6,414.82	N/A	N/A
363364001-8	\$0.00	\$0.00	\$2,179.84	\$2,179.84	N/A	N/A
363365038-5	\$0.00	\$0.00	\$2,179.84	\$2,179.84	N/A	N/A
363381008-8	\$0.00	\$0.00	\$1,880.18	\$1,880.18	N/A	N/A
363381073-6	\$0.00	\$0.00	\$893.19	\$893.19	N/A	N/A
363383012-7	\$0.00	\$0.00	\$2,059.12	\$2,059.12	N/A	N/A
363433007-7	\$0.00	\$0.00	\$1,967.24	\$1,967.24	N/A	N/A
363442001-9	\$0.00	\$0.00	\$1,104.11	\$1,104.11	N/A	N/A
Total	\$2,106.18	\$2,152.84	\$15,497.22	\$19,756.24	N/A	N/A

Foreclosure Covenant

The District covenants with and for the benefit of the Bond Owners that it will commence appropriate judicial foreclosure proceedings against parcels with unpaid Special Tax delinquencies within 150 days of the date they are due.

There are no foreclosure actions pending at this time.

Financial Statements (Section 4)

PLEASE NOTE: The City of Lake Elsinore Fiscal Year ended June 30, 2016 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.

2007 Series A Reserve Account (Section 4)

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 total original principal amount of the Bonds, (b) Maximum Annual Debt Service on the Outstanding Bonds, or (c) 125% of average Annual Debt Service on the Outstanding Bonds. **The Reserve Requirement for the 2007 Series A will be satisfied at closing by a Debt Service Reserve Insurance Policy issued by Financial Security Assurance Inc.**

The following events as set forth in Rule 15c2-12 promulgated by the Securities and Exchange Commission are considered material by the District. ([Section 5](#))

1. principal and interest payment delinquencies;	Not Applicable
2. non-payment related defaults;	Not Applicable
3. modifications to rights of the Bondholders,	Not Applicable
4. optional, contingent or unscheduled calls,	Not Applicable
5. defeasances;	Not Applicable
6. rating changes;	Not Applicable
7. adverse tax opinions or events	Not Applicable
8. unscheduled draws on the debt service reserves reflecting financial difficulties;	Not Applicable
9. unscheduled draws on the credit enhancements reflecting financial difficulties;	Not Applicable
10. substitution of credit or liquidity providers, or their failure to perform; and	Not Applicable
11. release, substitution or sale of property securing repayment of the Bonds,	Not Applicable
12. bankruptcy, insolvency, receivership or similar proceedings of the Authority, which shall occur as described below;	Not Applicable
13. appointment of a successor or additional trustee or the change of name of a trustee, if material, or;	Not Applicable
14. the consummation of a merger, consolidation, or acquisition involving the Authority or the sale of all or substantially all of the assets of the Authority 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, if material.	Not Applicable

Notice for events described in Section 5(a), subsections 4 and 5 of the Disclosure Certificate need not be given under this sub-section any earlier than the notice (if any) of the underlying event given to holders of affected Bonds pursuant to the Fiscal Agent Agreement.

Appendix A

♦ Debt Service Schedule



SPICER CONSULTING
GROUP

CITY OF LAKE ELSINORE
CFD 90-2 (TUSCANY HILLS)
LARB Series 2007 A



Issued

03/22/2007

<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>
10/01/2007	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 173,407.50	\$ 173,407.50	\$ 173,407.50
04/01/2008			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2008	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2009			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2009	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2010			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2010	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2011			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2011	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2012			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2012	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2013			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2013	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2014			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2014	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2015			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2015	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2016			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2016	0.000%	\$ 0.00	\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	\$ 330,300.00
04/01/2017			\$ 7,340,000.00	\$ 165,150.00	\$ 165,150.00	
10/01/2017	4.500%	\$ 780,000.00	\$ 6,560,000.00	\$ 165,150.00	\$ 945,150.00	\$ 1,110,300.00
04/01/2018			\$ 6,560,000.00	\$ 147,600.00	\$ 147,600.00	
10/01/2018	4.500%	\$ 815,000.00	\$ 5,745,000.00	\$ 147,600.00	\$ 962,600.00	\$ 1,110,200.00
04/01/2019			\$ 5,745,000.00	\$ 129,262.50	\$ 129,262.50	
10/01/2019	4.500%	\$ 855,000.00	\$ 4,890,000.00	\$ 129,262.50	\$ 984,262.50	\$ 1,113,525.00
04/01/2020			\$ 4,890,000.00	\$ 110,025.00	\$ 110,025.00	
10/01/2020	4.500%	\$ 895,000.00	\$ 3,995,000.00	\$ 110,025.00	\$ 1,005,025.00	\$ 1,115,050.00
04/01/2021			\$ 3,995,000.00	\$ 89,887.50	\$ 89,887.50	
10/01/2021	4.500%	\$ 935,000.00	\$ 3,060,000.00	\$ 89,887.50	\$ 1,024,887.50	\$ 1,114,775.00
04/01/2022			\$ 3,060,000.00	\$ 68,850.00	\$ 68,850.00	
10/01/2022	4.500%	\$ 975,000.00	\$ 2,085,000.00	\$ 68,850.00	\$ 1,043,850.00	\$ 1,112,700.00
04/01/2023			\$ 2,085,000.00	\$ 46,912.50	\$ 46,912.50	
10/01/2023	4.500%	\$ 1,020,000.00	\$ 1,065,000.00	\$ 46,912.50	\$ 1,066,912.50	\$ 1,113,825.00
04/01/2024			\$ 1,065,000.00	\$ 23,962.50	\$ 23,962.50	
10/01/2024	4.500%	\$ 1,065,000.00	\$ 0.00	\$ 23,962.50	\$ 1,088,962.50	\$ 1,112,925.00
Total		\$ 7,340,000.00		\$ 4,709,407.50	\$ 12,049,407.50	\$ 12,049,407.50

Appendix B

◆ California Debt and Investment Advisory Commission

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

Submitted:
 Tuesday, October 25, 2016
 12:03:18PM
 CDIAC #: 2002-1743

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 Redevelopment Agency CFD No 90-2		
B. Project Name	Tuscany Hills		
C. Name/ Title/ Series of Bond Issue	Special Tax Parity Bonds 2002 Series A		
D. Date of Bond Issue	10/3/2002		
E. Original Principal Amount of Bonds	\$14,470,000.00		
F. Reserve Fund Minimum Balance Required	Yes <input checked="" type="checkbox"/>	Amount	\$1,075,106.26
	No <input type="checkbox"/>		

II. FUND BALANCE FISCAL STATUS

Balances Reported as of:	6/30/2016
A. Principal Amount of Bonds Outstanding	\$1,035,000.00
B. Bond Reserve Fund	\$1,075,215.49
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:	1/1/2016
<input checked="" type="checkbox"/> From Equalized Tax Roll <input type="checkbox"/> From Appraisal of Property <small>(Use only in first year or before annual tax roll billing commences)</small>	
B. Total Assessed Value of All Parcels	\$324,392,810.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due <u>Annually</u>	\$1,957,687.50
B. Total Amount of Unpaid Special Taxes <u>Annually</u>	\$48,791.36
C. Taxes are Paid Under the County's Teeter Plan?	N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2016

A. Total Number of Delinquent Parcels:	35
B. Total Amount of Taxes Due on Delinquent Parcels:	\$56,857.24
(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:
Tuesday, October 25, 2016
12:03:18PM
CDIAC #: 2002-1743

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 _____

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	25220 Hancock Avenue, Suite 300		
City/ State/ Zip	Murrieta, CA 92562		
Phone Number	(866) 504-2067	Date of Report	10/25/2016
E-Mail	melissa.bellitire@spicercg.com		

IX. ADDITIONAL COMMENTS:

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

Submitted:
 Tuesday, October 25, 2016
 2:18:00PM
 CDIAC #: 2007-0183

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 Redevelopment Agency CFD No 90-2		
B. Project Name	Tuscany Hills		
C. Name/ Title/ Series of Bond Issue	Special Tax Parity Bonds 2007 Series A		
D. Date of Bond Issue	3/8/2007		
E. Original Principal Amount of Bonds	\$7,340,000.00		
F. Reserve Fund Minimum Balance Required	Yes <input checked="" type="checkbox"/>	Amount	\$734,000.00
	No <input type="checkbox"/>		

II. FUND BALANCE FISCAL STATUS

Balances Reported as of:	6/30/2016
A. Principal Amount of Bonds Outstanding	\$7,340,000.00
B. Bond Reserve Fund	\$0.00
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:	1/1/2016
<input checked="" type="checkbox"/> From Equalized Tax Roll <input type="checkbox"/> From Appraisal of Property <small>(Use only in first year or before annual tax roll billing commences)</small>	
B. Total Assessed Value of All Parcels	\$324,392,810.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due <u>Annually</u>	\$1,957,687.50
B. Total Amount of Unpaid Special Taxes <u>Annually</u>	\$48,791.36
C. Taxes are Paid Under the County's Teeter Plan?	N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2016

A. Total Number of Delinquent Parcels:	35
B. Total Amount of Taxes Due on Delinquent Parcels:	\$56,857.24
(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:
Tuesday, October 25, 2016
2:18:00PM
CDIAC #: 2007-0183

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 _____

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	25220 Hancock Avenue, Suite 300		
City/ State/ Zip	Murrieta, CA 92562		
Phone Number	(866) 504-2067	Date of Report	10/25/2016
E-Mail	melissa.bellitire@spicercg.com		

IX. ADDITIONAL COMMENTS:

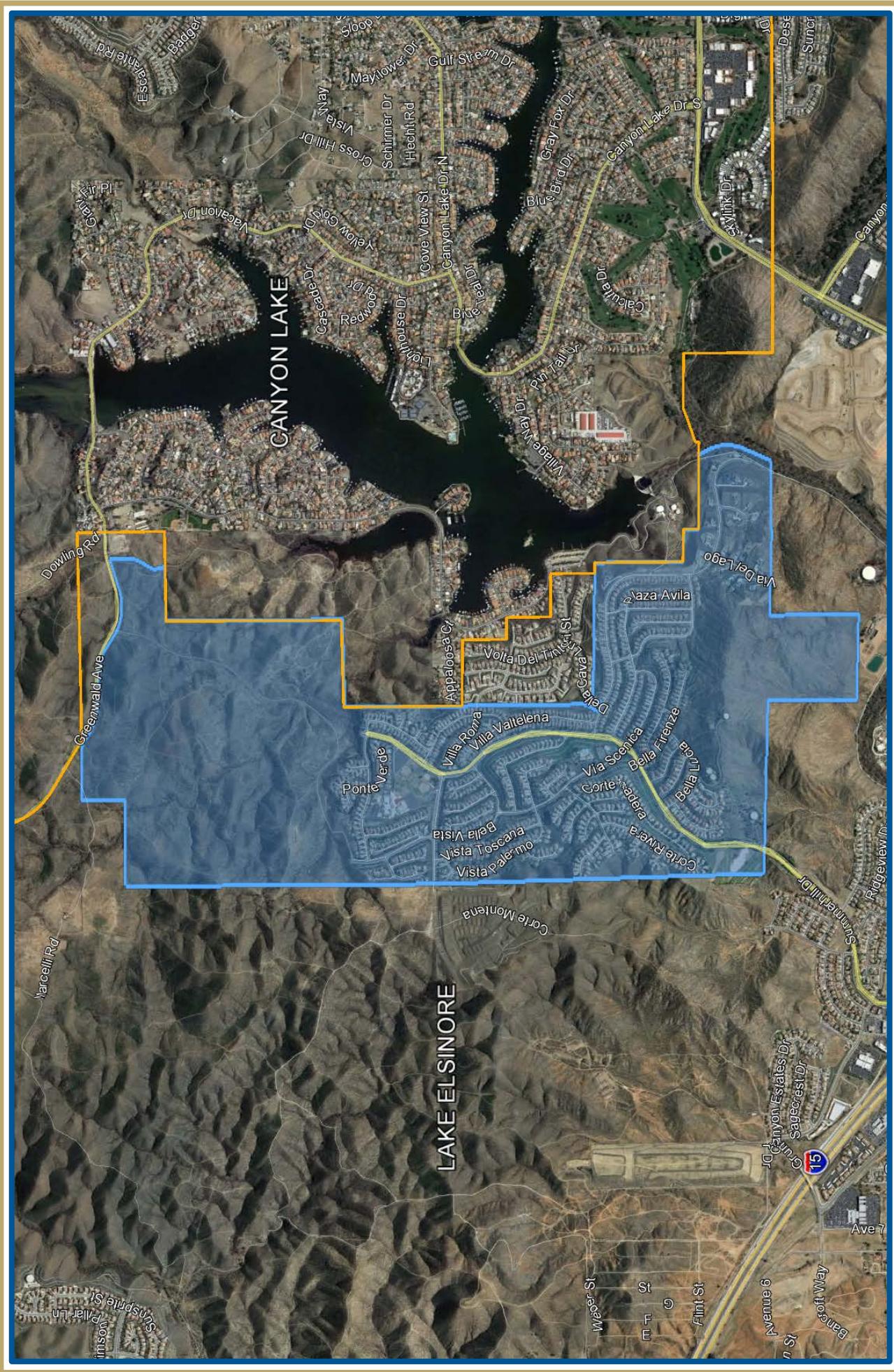
Completion and submittal of this form to the California Debt and Investment Advisory Commission will assure your compliance with California State law. Section 53359.5 of the California Government Code requires that all agencies issuing Mello-Roos Community Facilities bonds after January 1, 1993 to report specific information to the Commission by October 30th of each year.

Appendix C

◆ Boundary Map



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GROUP

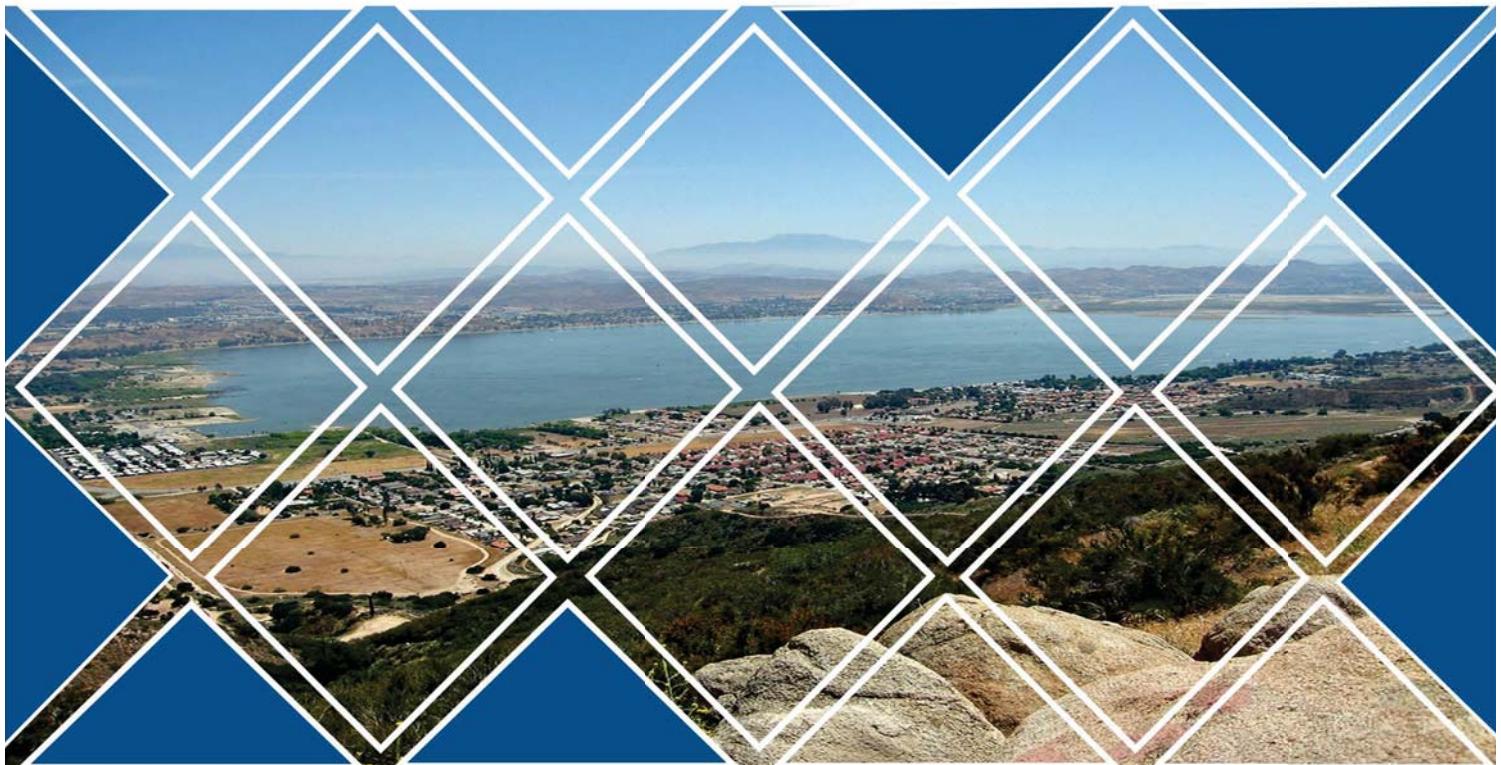


BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 90-2
(TUSCANY HILLS PUBLIC IMPROVEMENTS)



CITY OF
LAKE ELSINORE



SPICER CONSULTING
GROUP