



**CITY OF CALIMESA  
COMMUNITY FACILITIES DISTRICT NO. 2013-1  
(JP RANCH)**

**SPECIAL TAX ACCOUNTABILITY REPORT  
FISCAL YEAR 2021/2022**

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## **BACKGROUND**

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The Local Agency Special Tax and Bond Accountability Act (“Accountability Act”) was enacted by California State Legislature through Senate Bill 165 to provide accountability measures for any local special tax and/or bond measure subject to voter approval on or after January 1, 2001. According to the requirements of the Accountability Act (*Sections 50075.1 and 53410 of the Government Code of the State of California*), an annual report must be filed by the local agency levying a special tax and/or issuing a bond measure by January 1, commencing January 1, 2002 and each year thereafter and shall contain a description of the following:

- (1) The amount of funds collected and expended.
- (2) The status of any project required or authorized to be funded by the special tax measure.

This report (“Accountability Report”) is being prepared for the Community Facilities District No. 2013-1 (JP Ranch) (“CFD No. 2013-1”) of the City of Calimesa (“City”) for fiscal year ended June 30, 2022 pursuant to and in accordance with the requirements outlined in the Accountability Act.

## **I. SUMMARY**

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On August 5, 2013, the City Council (“Council”) of the City established CFD No. 2013-1 and three Improvement Areas (“IA”), pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”). CFD No. 2013-1 is authorized to levy two special taxes; one to pay for facilities or debt service on bonds issued to acquire the facilities, and; one to pay landscaping maintenance services (“Services”).

Bonds were issued on August 13, 2015 in the amount of \$1,565,000 (the “2015 Bonds”). The annual debt service on the 2015 Bonds is being repaid by the facilities Special Tax A levied on properties within IA No. 1.

Bonds were issued on November 6, 2016 in the amount of \$1,530,000 (the “2016 Bonds”). The annual debt service on the 2016 Bonds is being repaid by the facilities Special Tax A levied on properties within IA No. 2.

Bonds were issued on May 20, 2020 in the amount of \$3,038,475.84 (the “2020 Bonds”). The annual debt service on the 2020 Bonds is being repaid by the facilities Special Tax A levied on properties within IA No. 3.

Services that may be funded by CFD No. 2013-1 include but are not limited to the irrigated open space areas; non-irrigated open space or fuel modification areas; streetscape landscaping; slope landscaping; landscape improvements associated with the drainage easement areas and/or detention basins (both irrigated and non-irrigated); and public street lighting within and associated with the development of properties within Highpointe (Tracts 26925, 30386, 30386-1 and 30386-2).

## II. BOND PROCEEDS

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The 2015 Bonds were issued in the aggregate principal amount of \$1,565,000. Proceeds of the 2015 Bonds were used to finance certain capital facilities fees of the City relating to public facility improvements serving property within CFD 2013-1, IA No. 1, fund the reserve fund and pay cost of issuance for the 2015 Bonds. The table below summarizes the application of the 2015 Bond proceeds:

### 2015 BOND PROCEEDS

FUND/ACCOUNT/SUBACCOUNT	BOND PROCEEDS
Acquisition and Construction Fund	\$1,244,960.38
Reserve Fund	125,733.51
Costs of Issuance Fund	125,000.00
Original Issue Discount	40,147.70
Underwriter's Discount	29,158.41
<b>TOTAL</b>	<b>\$1,565,000.00</b>

The 2016 Bonds were issued in the aggregate principal amount of \$1,530,000. Proceeds of the Bonds were used to finance certain capital facilities fees of the City relating to public facility improvements serving property within CFD No. 2013-1, IA 2, fund the reserve fund and pay cost of issuance for the 2016 Bonds. The table below summarizes the application of the 2016 Bond proceeds:

### 2016 BOND PROCEEDS

FUND/ACCOUNT/SUBACCOUNT	BOND PROCEEDS
Acquisition and Construction Fund	\$1,140,307.06
Reserve Fund	109,016.44
Costs of Issuance Fund	201,800.00
Original Issue Discount	48,276.50
Underwriter's Discount	30,600.00
<b>TOTAL</b>	<b>\$1,530,000.00</b>

The 2020 Private Placement Bonds were issued in the aggregate principal amount of \$3,038,475.84. Proceeds of the Bonds were used to finance certain capital facilities fees of the City relating to public facility improvements serving property within CFD No. 2013-1, IA 3, pay Capitalized Interest on the 2020 Private Placement, fund the reserve fund and pay cost of issuance for the 2020 Private Placement. The table below summarizes the application of the 2020 Private Placement Bond proceeds:

**2020 PRIVATE PLACEMENT BOND PROCEEDS**

<b>FUND/ACCOUNT/SUBACCOUNT</b>	<b>BOND PROCEEDS</b>
Acquisition and Construction Fund	\$2,684,623.86
Reserve Account	112,938.92
Capitalized Interest Fund	89,413.06
Costs of Issuance Account	151,500.00
<b>TOTAL</b>	<b>\$3,038,475.84</b>

### III. SPECIAL TAX COLLECTIONS & EXPENDITURES

The tables below provide a summary of the Special Taxes deposited, interest accrued, transfers and other transactions within the funds established for collection and disbursement of the Facilities and Services Special Taxes.

#### FACILITIES SPECIAL TAX A IMPROVEMENT AREA 1

DESCRIPTION	AMOUNT
BEGINNING BALANCE AS OF JULY 1, 2021	\$91,642.05
<b><i>Sources of Funds</i></b>	
Special Tax Receipts	\$100,110.82
Interest Accrued	259.09
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$100,369.91</i>
<b><i>Uses of Funds</i></b>	
Administrative Expenses	(\$9,864.61)
Debt Service	(79,885.52)
Miscellaneous Transfers (out) <sup>1</sup>	0.00
<i>Subtotal: Uses</i>	<i>(\$89,750.13)</i>
ENDING BALANCE AS OF JUNE 30, 2022	\$102,261.83

#### FACILITIES SPECIAL TAX A IMPROVEMENT AREA 2

DESCRIPTION	AMOUNT
BEGINNING BALANCE AS OF JULY 1, 2021	\$93,156.12
<b><i>Sources of Funds</i></b>	
Special Tax Receipts	\$87,034.81
Interest Accrued	284.02
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$87,318.83</i>
<b><i>Uses of Funds</i></b>	
Administrative Expenses	(\$10,115.61)
Debt Service	(66,011.60)
Miscellaneous Transfers (out)	(0.00)
<i>Subtotal: Uses</i>	<i>(\$76,127.21)</i>
ENDING BALANCE AS OF JUNE 30, 2022	\$104,347.74



**FACILITIES SPECIAL TAX A  
IMPROVEMENT AREA 3**

DESCRIPTION	AMOUNT
<b>BEGINNING BALANCE AS OF JULY 1, 2021</b>	<b>\$143,114.53</b>
<b><i>Sources of Funds</i></b>	
Special Tax Receipts	\$131,431.48
Interest Accrued	423.74
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$131,855.22</i>
<b><i>Uses of Funds</i></b>	
Administrative Expenses	(\$11,151.87)
Debt Service	(114,542.38)
Miscellaneous Transfers (out)	(0.00)
<i>Subtotal: Uses</i>	<i>(\$125,694.25)</i>
<b>ENDING BALANCE AS OF JUNE 30, 2022</b>	<b>\$149,275.50</b>

**SERVICES SPECIAL TAX B  
IMPROVEMENT AREA NO. 1, NO. 2 AND NO. 3**

DESCRIPTION	AMOUNT
<b>BEGINNING BALANCE AS OF JULY 1, 2021</b>	<b>\$526,459.65</b>
<b><i>Sources of Funds</i></b>	
Special Tax Receipts	\$218,014.65
Interest Accrued	1,892.57
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$219,907.22</i>
<b><i>Uses of Funds</i></b>	
Administrative Expenses	(\$12,359.11)
Street Light Maintenance	(9,316.40)
Services	(156,720.00)
<i>Subtotal: Uses</i>	<i>(\$178,395.51)</i>
<b>ENDING BALANCE AS OF JUNE 30, 2022</b>	<b>\$567,971.36</b>

## IV. EXPENDITURES TO FUND AUTHORIZED FACILITIES

An account entitled “Construction Fund” was established in connection with the issuance of the CFD No. 2013-1, IA No. 1 2015 Bonds, into which a portion of the proceeds from the 2015 Bonds were deposited and disbursed for the costs of the authorized facilities. The amount deposited in the Construction Fund from the 2015 Bond issuance has been fully expended for authorized facilities and the account was subsequently closed during FY 2015/2016.

An account entitled “Acquisition and Construction Fund” was established in connection with the issuance of the 2016 Bonds, into which a portion of the proceeds from the 2016 Bonds were deposited and disbursed for the costs of the authorized facilities. The amount deposited in the Construction Fund and interest accrued, transfers and expenditures made to fund the authorized facilities from the 2016 Bond issuance through June 30, 2022 are summarized below.

### IA 2 ACQUISITION AND CONSTRUCTION FUND

DESCRIPTION	AMOUNT
<b><i>Sources of Funds</i></b>	
Initial Bond Proceeds Deposited	\$1,140,307.06
Interest Accrued	876.31
Miscellaneous Transfers (in) <sup>1</sup>	7,365.61
<i>Subtotal: Sources</i>	<i>\$1,148,548.98</i>
<b><i>Uses of Funds</i></b>	
Facilities	(\$1,144,703.41)
Miscellaneous Transfers (out) <sup>2</sup>	(2,539.24)
<i>Subtotal: Uses</i>	<i>(\$1,147,242.65)</i>
<b>ENDING BALANCE AS OF JUNE 30, 2022</b>	<b>\$1,306.33</b>

<sup>1</sup> Includes excess earnings transferred from the Reserve Fund.

<sup>2</sup> Includes excess earnings transferred to the Reserve Fund.

An account entitled “Acquisition and Construction Fund” was established in connection with the issuance of the CFD No. 2013-1, IA No. 3 2020 Private Placement Bonds, into which a portion of the proceeds from the 2020 Bonds were deposited and disbursed for the costs of the authorized facilities. The amount deposited in the Acquisition and Construction Fund and interest accrued, transfers and expenditures made to fund the authorized facilities from the 2020 Private Placement Bond issuance through June 30, 2022 are summarized below. The amount deposited in the Construction Fund from the 2020 Bond issuance has been fully expended for authorized facilities.

**IA 3 ACQUISITION AND CONSTRUCTION FUND**

DESCRIPTION	AMOUNT
<b><i>Sources of Funds</i></b>	
Initial Bond Proceeds Deposited	\$2,684,623.86
Interest Accrued	493.45
Miscellaneous Transfers (in) <sup>1</sup>	4,376.74
<i>Subtotal: Sources</i>	\$2,689,494.05
<b><i>Uses of Funds</i></b>	
Facilities	(\$2,686,243.66)
Miscellaneous Transfers (out) <sup>2</sup>	(3,250.39)
<i>Subtotal: Uses</i>	(\$2,689,494.05)
<b>ENDING BALANCE AS OF JUNE 30, 2022</b>	<b>\$0.00</b>

<sup>1</sup> Includes excess earnings transferred from the Reserve Fund and \$1,000.00 transferred from the Cost of Issuance fund to close the account.

<sup>2</sup> Includes excess earnings transferred to the Reserve Fund