

CITY OF SAN JACINTO

Fiscal Year 2020/21 Annual Report For:

Community Facilities District No. 2017-1

March 2021

Prepared by:



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1. DISTRICT ANALYSIS

1.1 District

The City Council of the City of San Jacinto (the “City”) established Community Facilities District No. 2017-1 (the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code of the State of California. The types of facilities and services provided and financed by the District include the costs of construction, operation, maintenance and servicing of the roads, parks, storm drains, street lighting, landscaping, and appurtenant facilities within or adjacent to the boundaries of the District. The District may also fund administrative fees necessary to provide administrative services to the District.

1.2 Annual Increase

The Maximum Special Tax rate increases by two percent (2%) per fiscal year.

1.3 Duration

The Special Tax may be levied in perpetuity to satisfy the Special Tax Requirement.

1.4 Levy

There was no levy for Fiscal Year 2020/21. Properties exempt from the Special Tax include public property, property owner association property and assessor’s parcels with public or utility easements. The Special Tax levy shall not be applied to undeveloped property.

1.5 Delinquencies

As of February 25, 2021, the overall delinquency rate for the District was 0.00%.

NBS

Darrylanne Zarate, Administrator

Stephanie Parson, Project Manager

Danielle Wood, Client Services Director

2. SENATE BILL 165

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act (the “Act”). This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

The amount of funds collected and expended.

The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 or Section 53410.”

The requirements of the Act apply to the Operating Fund of Community Facilities District No. 2017-1.

PURPOSE OF SPECIAL TAX

The types of facilities and services provided and financed by Community Facilities District No. 2017-1 (the “District”) include costs of construction, operation, maintenance and servicing of the roads, parks, storm drains, street lighting, landscaping and appurtenant facilities within or adjacent to the boundaries of the District. The District may also fund administrative fees necessary to provide administrative services to the District.

COLLECTIONS & EXPENDITURES – (ACCUMULATIVE)

Fund	Total Amount Collected	6/30/2020 Balance	Amount Expended	Service Status
CFD 2017-1 Operating Fund	\$45,861.20	\$0.00	\$45,861.20	Ongoing

3. LEVY ANALYSIS

3.1 Levy Summary

Not applicable for Fiscal Year 2020/21.

3.2 Levy Components

Not applicable for Fiscal Year 2020/21.

3.3 Special Tax Spread

Not applicable for Fiscal Year 2020/21.

4. DELINQUENCY MANAGEMENT

The following table shows the Fiscal Year 2019/20 delinquency rate for the District as of February 25, 2021:

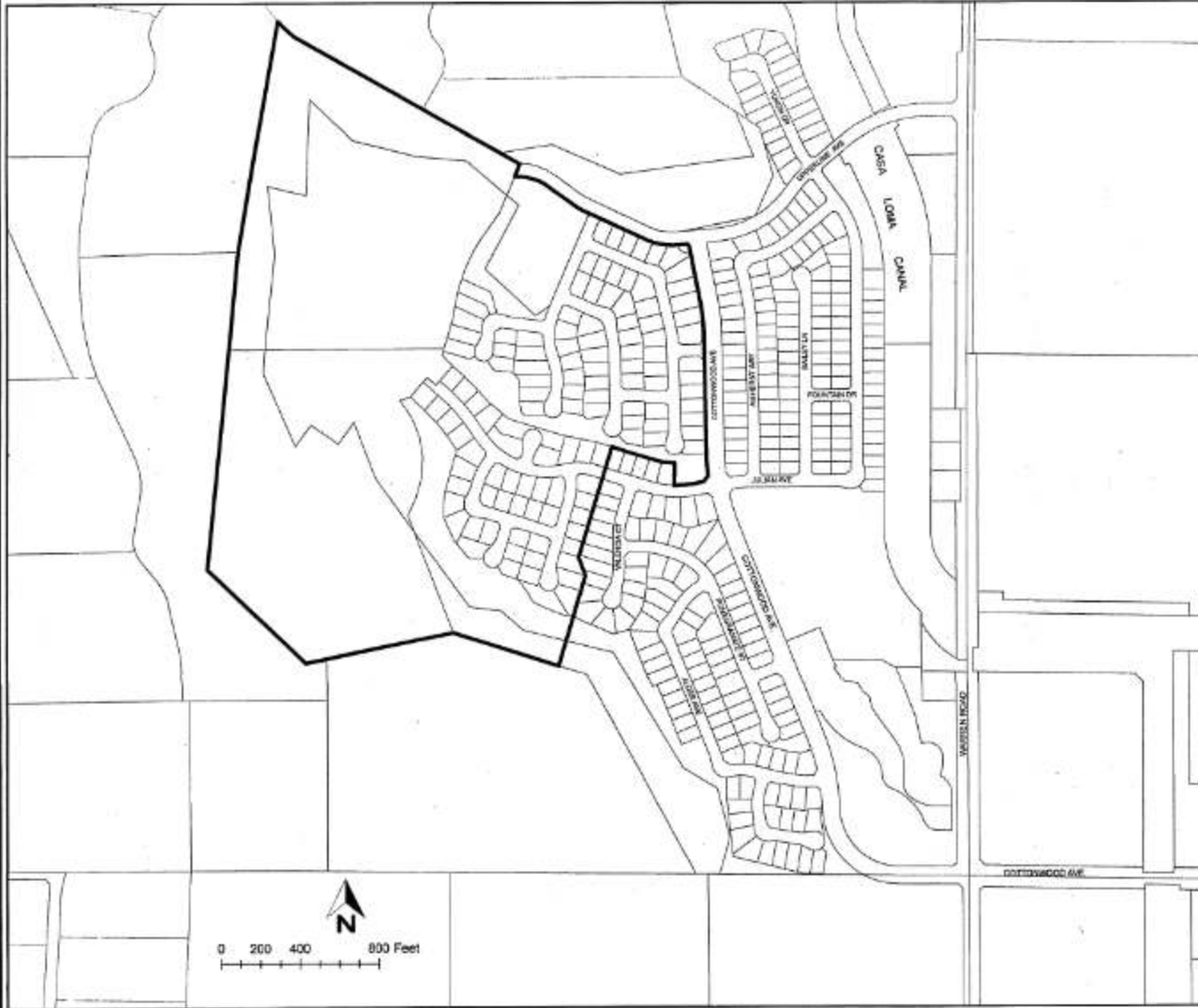
FY 2019/20 Levy	FY 2019/20 Delinquencies	FY 2019/20 Delinquency Rate	Delinquency Management Steps Taken
\$45,861.20	\$0.00	0.00%	Delinquencies Monitored

5. BOUNDARY MAP

The following page provides the Boundary Map for the District.

CITY OF SAN JACINTO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (PUBLIC FACILITIES MAINTENANCE)

CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO THIS 2nd DAY OF June 2017.

[Signature]
CITY CLERK
CITY OF SAN JACINTO
RIVERSIDE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF THE CITY OF SAN JACINTO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (PUBLIC FACILITIES MAINTENANCE), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN JACINTO, AT A MEETING THEREOF, HELD ON THE 11th DAY OF June 2017, BY ITS RESOLUTION NO. 3165

[Signature]
CITY CLERK
CITY OF SAN JACINTO
RIVERSIDE COUNTY, CALIFORNIA

FILED THIS 31st DAY OF October 2017, AT THE HOUR OF 9:00 O'CLOCK A.M. IN BOOK 21 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 93 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FILED Roberto Fee: \$9.00
NO: 2018-0003134

[Signature]
DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE, CALIFORNIA

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



CITY OF SAN JACINTO

District Boundary
 Parcels

Source: Riverside County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California VI FIPS 0406 Feet



APPENDIX A – RATE AND METHOD OF APPORTIONMENT

The following pages provide the Rate and Method of Apportionment for the District.

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
CITY OF SAN JACINTO COMMUNITY FACILITIES DISTRICT NO. 2017-1
(PUBLIC FACILITIES MAINTENANCE)**

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property within the City of San Jacinto Community Facilities District No. 2017-1 (Public Facilities Maintenance) ("CFD 2017-1") and collected each Fiscal Year, commencing in Fiscal Year 2018/19, in an amount determined by the City Council of the City of San Jacinto (the "City") or its designee through the application of this Rate and Method of Apportionment as described below. All of the real property in CFD 2017-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map. If the preceding maps for a land area are not available, the Acreage of such land area may be determined by utilizing available spatial data and geographic information systems (GIS). The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of the Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or reasonably estimated costs directly related to the administration of CFD 2017-1 including, but not limited to, the following: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City, the CFD Administrator, or otherwise); the costs of collecting the Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure documents and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD 2017-1, or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated to be needed for or advanced by the City or CFD 2017-1 for any other administrative purposes of CFD 2017-1, including but not limited to attorney's fees.

"Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating parcels by an Assessor’s parcel number.

"Building Permit" means a permit for the construction of a residential dwelling structure. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of, retaining walls, utility improvements, or other such improvements not constituting a residential dwelling structure.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

“CFD 2017-1” means the City of San Jacinto Community Facilities District No. 2017-1 (Public Facilities Maintenance).

“CFD Administrator” means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of Special Taxes.

“City” means the City of San Jacinto.

“Council” means the City Council of the City.

“County” means the County of Riverside.

“Developed Property” means, for each Fiscal Year, all Taxable Property, for which a Building Permit for new construction was issued prior to May 1 of the prior Fiscal Year.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section E.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Land Use Class” means any of the classes listed in Table 1 below.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied in any Fiscal Year determined under this Rate and Method.

“Property Owner Association Property” means any property within the boundaries of CFD 2017-1, which is owned or irrevocably offered for dedication by a homeowner or property owner association, including any master or sub-association

“Proportionately” means, for Taxable Property, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Taxable Property.

“Public Property” means any property within the boundaries of CFD 2017-1 that is (i) used for parks, schools, streets, drainage and detention easements, rights-of-way or any other public purpose, (ii) owned by or irrevocably offered for dedication to a public agency, or (iii) designated with specific boundaries and Acreage on a final subdivision map as property which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the District, schools, or any other public agency.

“Rate and Method” means this Rate and Method of Apportionment of Special Tax for CFD 2017-1.

“Residential Dwelling Unit(s)” means any residential attached or detached dwelling unit constructed or to be constructed for habitable living purposes located on an Assessor’s Parcel as indicated in the records of the County Assessor, or, if not indicated, as otherwise determined by the CFD Administrator based on available official information, including Building Permit(s) issued. This includes, but is not limited to, single family residential, multi-family residential, apartment, condominium, and townhome units.

“Residential Property” means any Assessor’s Parcel of Developed Property, which contains a Residential Dwelling Unit.

“Special Tax” means the annual special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax Requirement.

“Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD 2017-1 to: (i) pay directly for the costs of construction, operation, maintenance and servicing of the roads, parks, storm drains, street lighting, landscaping and appurtenant facilities; (ii) pay Administrative Expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds for CFD 2017-1; (iv) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator.

“State” means the State of California.

“Taxable Property” means any Assessor’s Parcel within CFD 2017-1, which is not exempt from the Special Tax by applicable law or Section E of this Rate and Method.

“Undeveloped Property” means for each Fiscal Year all Taxable Property not classified as Developed Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD 2017-1 shall be classified as Developed Property or Undeveloped Property by the CFD Administrator and shall be subject to Special Taxes determined pursuant to Sections C and D below. Once an Assessor’s Parcel is classified as Developed Property by the CFD Administrator, it shall become Residential Property and be assigned to Land Use Class 1 in Table 1 below and it shall remain in that classification for all future Fiscal Years. No Special Tax will be levied on Undeveloped Property.

C. MAXIMUM SPECIAL TAX

1. Maximum Special Tax Rates

The Maximum Special Taxes for Taxable Property are identified in Table 1 below.

**TABLE 1
MAXIMUM SPECIAL TAXES**

Land Use Class	Description	Maximum Special Tax
1	Residential Property	\$1,635.00 per unit
2	Undeveloped Property	\$0.00

2. Increases in the Maximum Special Tax

On each July 1, commencing on July 1, 2019, the Maximum Special Tax shall be increased to account for inflation. The amount of the annual increase shall be two percent (2%) per Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2018/19 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement and the City shall levy the Special Tax until the amount of Special Taxes equal the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year Proportionately on each Assessor’s Parcel of Taxable Property at up to 100% of the applicable Maximum Special Tax.

E. EXEMPTIONS

The CFD Administrator shall classify the following as Exempt Property: (i) Public Property, (ii) Property Owner Association Property, and (iii) Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

F. APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the CFD Administrator not later than one Calendar Year after having paid the Special Tax that is disputed. The CFD Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be binding. If the decision of the CFD Administrator (if the appeal is not filed with the City Council) or the City Council (if the appeal is filed with the City Council) requires the Special Tax to be modified in favor of the property owner, no cash refund shall be made for prior years' Special Tax levies, but an adjustment shall be made to the next Special Tax levy(ies). This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

G. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the Council reserves the right to provide for any alternative method of collection authorized by the Act, including but not limited to (a) direct billing and (b) billing, whether direct or through the services of the County, at different times, upon the CFD Administrator making a determination that such alternative method of collection better enables CFD 2017-1 to meet its financial obligations. In its capacity as the legislative body of CFD 2017-1, the Council may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

H. INTERPRETATION OF SPECIAL TAX FORMULA

The City Council reserves the right to make minor administrative and technical changes to this document that do not materially affect the method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City Council's discretion. Interpretations may be made by the City Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method.

I. TERM OF THE SPECIAL TAX

The Special Tax may be levied in perpetuity to satisfy the Special Tax Requirement.

APPENDIX B – DELINQUENCY SUMMARY REPORT

The following page provides the Delinquency Summary Report.

City of San Jacinto
Delinquency Summary Report

As of: 02/25/2021

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2017-1 - Community Facilities District No. 2017-1									
08/01/2019 Billing:									
	12/10/2019	\$22,930.60	\$22,930.60	\$0.00	0.00%	130	55	0	0.00%
	04/10/2020	\$22,930.60	\$22,930.60	\$0.00	0.00%	130	55	0	0.00%
	Subtotal:	\$45,861.20	\$45,861.20	\$0.00	0.00%	260	110	0	0.00%
CFD 2017-1	Total:	\$45,861.20	\$45,861.20	\$0.00	0.00%	260	110	0	0.00%
Agency Grand Total:		\$45,861.20	\$45,861.20	\$0.00	0.00%	260	110	0	0.00%

APPENDIX C – FINAL BUDGET FOR FISCAL YEAR 2020/21

Not applicable for Fiscal Year 2020/21.

APPENDIX D – FINAL BILLING DETAIL REPORT FOR FISCAL YEAR 2020/21

Not applicable for Fiscal Year 2020/21.