



City of Calimesa  
Community Facilities District No. 2013-1  
(JP Ranch)

Special Tax Accountability Report  
(SB 165)  
Fiscal Year 2024/2025

Prepared for:  
City of Calimesa  
908 Park Avenue  
Calimesa, CA 92320  
T. 909.795.9801

KOPPEL & GRUBER  
PUBLIC FINANCE

334 Via Vera Cruz, Suite 256

San Marcos, California 92078

760-510-0290

info@kgpf.net

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## SECTION I. BACKGROUND AND OVERVIEW

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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*), the Local Agency Special Tax and Bond Accountability Act Compliance (the “Report”) must be filed annually by the local agency levying a special tax and/or issuing a bond measure on or before each January 1, commencing January 1, 2002 and shall contain a description of the following:

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

The information contained in this Report has been compiled and is being presented pursuant to and in accordance with the requirements outlined in the Accountability Act for Fiscal Year 2024/2025.

### A. Community Facilities District Background

On June 3, 2013, the City Council (“Council”) of the City of Calimesa (“City”) adopted a resolution of intention to form Community Facilities District No. 2013-1 (JP Ranch) (“CFD No. 2013-1”), along with three separate improvement areas (“Improvement Area No. 1” or “IA 1”, “Improvement Area No. 2” or “IA 2”, and “Improvement Area No. 3” or “IA 3”), to levy two special taxes; 1) for the purpose of financing public improvements to meet the needs of new development or pay debt service on bonds issued to finance such facilities, and 2) to pay for authorized services. After conducting a noticed public hearing, the Council adopted an ordinance establishing CFD No. 2013-1, providing for the levy of special taxes, approving the proposed rates and methods of apportionment of special taxes, and approving the issuance of bonded indebtedness to finance the authorized facilities (“Facilities”) and; to pay for maintenance services (“Services”).

On August 5, 2013, an election was held within CFD No. 2013-1 in which the landowner(s) eligible to vote approved the levy of special taxes and the issuance of bonds in an amount not to exceed \$12,000,000.

## B. Authorized Facilities

Special Tax A collected within CFD No. 2013-1 is to provide for the cost of financing the acquisition and construction of certain public facilities within the City (“Facilities”). Descriptions of the authorized Facilities are as follows:

IA 1	IA 2	IA 3
City of Calimesa Infrastructure	City of Calimesa Infrastructure	City of Calimesa Infrastructure
Streets and Traffic Improvement	Streets and Traffic Improvement	Streets and Traffic Improvement
Drainage	Drainage	Drainage
Library Facility	Library Facility	Library Facility
Fire Service Facility	Fire Service Facility	Fire Service Facility
Law Enforcement Facility	Law Enforcement Facility	Law Enforcement Facility
Park Facilities	Park Facilities	Park Facilities
	Multiple Species Habitat Conservation Plan	

## C. Authorized Services

The Special Tax B collected within CFD No. 2013-1 IA 1, IA 2 and IA 3 is to pay for the costs of 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 or in the vicinity of CFD No. 2013-1.

## D. Bond Issuance Summary

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 Improvement Area 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 Improvement Area No. 2.

Private Placement 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 Improvement Area No. 3.

The following tables summarize the application of the Bond proceeds:

**2015 Bond Proceeds IA 1**

<b>Fund/Account/Sub-Account</b>	<b>Bond Proceeds</b>
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>

**2016 Bond Proceeds IA 2**

<b>Fund/Account/Sub-Account</b>	<b>Bond Proceeds</b>
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>

**2020 Bond Proceeds IA 3 (Private Placement)**

<b>Fund/Account/Sub-Account</b>	<b>Bond Proceeds</b>
Acquisition and Construction Fund	\$2,684,623.86
Reserve Fund	112,938.92
Capitalized Interest Fund	89,413.06
Costs of Issuance Fund	151,500.00
<b>Total</b>	<b>\$3,038,475.84</b>

## SECTION II. COLLECTION OF SPECIAL TAXES

### A. Special Tax A Funds

In accordance with the Indenture, all Facilities Special Taxes collected by the City shall be deposited in the Special Tax Fund held by the Fiscal Agent. The table below provides a summary of the Facilities Special Taxes deposited, interest accrued, transfers, and other transactions within the Special Tax Fund for fiscal year ended June 30, 2025.

#### Facilities Special Tax A Improvement Area No. 1

Item	Balance
<b>Beginning Balance as of July 1, 2024</b>	<b>\$128,649.10</b>
<b><u>Sources of Funds</u></b>	
Special Tax Receipts	\$106,968.52
Interest Earned	4,122.72
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$111,091.24</i>
<b><u>Uses of Funds</u></b>	
Administrative Expenses	\$(13,508.79)
Transfers to Bond Fund (Debt Service)	(81,401.00)
Miscellaneous Transfers (out)	0.00
<i>Subtotal: Uses</i>	<i>\$(94,909.79)</i>
<b>Ending Balance as of June 30, 2025</b>	<b>\$144,830.55</b>

#### Facilities Special Tax A Improvement Area No. 2

Item	Balance
<b>Beginning Balance as of July 1, 2024</b>	<b>\$121,077.39</b>
<b><u>Sources of Funds</u></b>	
Special Tax Receipts	\$91,160.33
Interest Earned	4,067.30
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$95,227.63</i>
<b><u>Uses of Funds</u></b>	
Administrative Expenses	\$(13,793.79)
Transfers to Bond Fund (Debt Service)	(66,700.21)
Miscellaneous Transfers (out)	0.00
<i>Subtotal: Uses</i>	<i>\$(80,494.00)</i>
<b>Ending Balance as of June 30, 2025</b>	<b>\$135,811.02</b>

**Facilities Special Tax A  
Improvement Area No. 3**

Item	Balance
<b>Beginning Balance as of July 1, 2024</b>	<b>\$197,872.07</b>
<b><u>Sources of Funds</u></b>	
Special Tax Receipts	\$161,802.09
Interest Earned	6,027.57
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$167,829.66</i>
<b><u>Uses of Funds</u></b>	
Administrative Expenses	\$(23,072.49)
Transfers to Bond Fund (Debt Service)	(136,797.94)
Miscellaneous Transfers (out)	0.00
<i>Subtotal: Uses</i>	<i>\$(159,870.43)</i>
<b>Ending Balance as of June 30, 2025</b>	<b>\$205,831.30</b>

**B. Special Tax B Collections and Expenditures (Services)**

The table below provides a summary of the Services Special Taxes deposited, interest accrued, transfers, and other transactions within the Special Tax Fund for fiscal year ended June 30, 2025.

**Services Special Tax B  
Improvement Area No. 1, No. 2 and No. 3**

Item	Balance
<b>Beginning Balance as of July 1, 2023</b>	<b>\$562,726.47</b>
<b><u>Sources of Funds</u></b>	
Special Tax Receipts	\$252,396.70
Interest Earned	22,928.86
Miscellaneous Transfers (in)	0.00
<i>Subtotal: Sources</i>	<i>\$275,325.56</i>
<b><u>Uses of Funds</u></b>	
Administrative Expenses	\$(21,214.42)
Street Light Maintenance	(10,301.76)
Water and Sewer Maintenance	(17,637.90)
Professional Services	(229,094.81)
Miscellaneous Transfers (out)	0.00
<i>Subtotal: Uses</i>	<i>\$(278,248.89)</i>
<b>Ending Balance as of June 30, 2024</b>	<b>\$559,803.14</b>

### C. Status of Authorized Facilities Projects

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 CFD No. 2013-1, IA No. 2 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 from the 2016 Bond issuance has been fully expended for authorized facilities and the account was subsequently closed during FY 2023/2024.

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 Construction Fund from the 2020 Bond issuance has been fully expended for authorized facilities and the account was subsequently closed during FY 2022/2023.