



City of Irvine Community Facilities District No. 2013-3 (Great Park)

Annual Report
Per Government Code
Section 53343.1

Fiscal Year 2019/2020



Annual Report –Government Code Section 53343.1

In accordance with the requirements of Government Code Section 53343.1:

A community facilities district formed after January 1, 1992, shall prepare, if requested by a person who resides in or owns property in the district, within 120 days after the last day of each fiscal year, a separate document titled an "Annual Report." The district may charge a fee for the report not exceeding the actual costs of preparing the report. The report shall include the following information for the fiscal year:

- (a) The amount of special taxes collected for the year.

Table 1

Improvement Area	Fiscal Year 2019-2020 Special Tax Collection
Improvement Area No. 1	\$5,081,726
Improvement Area No. 2	\$3,140,115
Improvement Area No. 4	\$8,028,926
Improvement Area No. 5	\$616,876
Improvement Area No. 6	\$5,736,628
Improvement Area No. 7	\$9,477,626
Improvement Area No. 8	\$4,704,539
Improvement Area No. 9	\$499,553
Improvement Area No. 10	\$977,039

- (b) The amount of other moneys collected for the year and their source, including interest earned.

Table 2

Improvement Area	Fiscal Year 2019-2020 Other Amounts Collected ⁽¹⁾	Fiscal Year 2019-2020 Interest Earned as of June 30, 2020
Improvement Area No. 1	\$16,736	\$180,325
Improvement Area No. 2	\$0	\$8,298
Improvement Area No. 4	\$22,649	\$244,437
Improvement Area No. 5	\$0	\$4,174
Improvement Area No. 6	\$23,054	\$56,298
Improvement Area No. 7	\$29,639	\$169,337
Improvement Area No. 8	\$13,295	\$1,313,476
Improvement Area No. 9	\$0	\$1,594
Improvement Area No. 10	\$0	\$1,436

(1) Includes County of Orange apportioned special tax delinquency and penalty revenue.

(c) The amount of moneys expended for the year.

Table 3

Improvement Area No. 1	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Facilities, Including Property ⁽¹⁾	\$0
Cost of Bond Indebtedness	3,683,750
Cost of Collecting the Special Tax	15,611
Other Administrative and Overhead Costs	17,412
Transfer to Great Park Fund for Services	885,780
Total	\$4,602,553

(1) Bond Proceeds raised by Improvement Area No. 1 have been fully reimbursed to the Developer and the City for construction/improvements of approved CFD facilities. CFD No. 2013-3 Great Park's future constructions/improvements of approved facilities will be funded by other Improvement Areas' bond proceeds.

Table 4

Improvement Area No. 2	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Cost of Collecting the Special Tax	\$9,450
Other Administrative and Overhead Costs	2,922
Transfer to Great Park Fund for Services	3,084,911
Total	\$3,097,283

Table 5

Improvement Area No. 4	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Facilities, Including Property	\$102,234
Cost of Bond Indebtedness	5,899,700
Cost of Collecting the Special Tax	24,605
Other Administrative and Overhead Costs	18,944
Transfer to Great Park Fund for Services	1,316,025
Total	\$7,361,508

Table 6

Improvement Area No. 5	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Cost of Collecting the Special Tax	\$1,862
Other Administrative and Overhead Costs	5,585
Transfer to Great Park Fund for Services	562,754
Total	\$570,201

Table 7

Improvement Area No. 6	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Cost of Collecting the Special Tax	\$17,547
Other Administrative and Overhead Costs	10,591
Transfer to Great Park Fund for Services	1,103,985
Total	\$1,132,123

Table 8

Improvement Area No. 7	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Cost of Collecting the Special Tax	\$28,792
Other Administrative and Overhead Costs	10,821
Transfer to Great Park Fund for Services	1,440,442
Total	\$1,480,055

Table 9

Improvement Area No. 8	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Facilities, Including Property	\$12,218,712
Cost of Bond Indebtedness	3,775,981
Cost of Collecting the Special Tax	14,485
Other Administrative and Overhead Costs	36,830
Transfer to Great Park Fund for Services	831,690
Total	\$16,877,698

Table 10

Improvement Area No. 9	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Cost of Collecting the Special Tax	\$1,523
Other Administrative and Overhead Costs	5,697
Transfer to Great Park Fund for Services	448,553
Total	\$455,773

Table 11

Improvement Area No. 10	Fiscal Year 2019-2020 Expenditures as of June 30, 2020
Costs of Collecting the Special Tax	\$3,041
Other Administrative and Overhead Costs	16,333
Transfer to Great Park Fund for Services	927,051
Total	\$946,425

(d) A summary of the amount of moneys expended for the following:

Improvement Area No. 1 (As of June 30, 2020)

1. Facilities, including property. - \$0
2. Services. - \$885,780 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$3,683,750
4. The costs of collecting the special tax under Section 53340. - \$15,611
5. Other administrative and overhead costs. - \$17,412

Improvement Area No. 2 (As of June 30, 2020)

1. Facilities, including property. - \$0
2. Services. - \$3,084,911 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$9,450
5. Other administrative and overhead costs. - \$2,922

Improvement Area No. 4 (As of June 30, 2020)

1. Facilities, including property. - \$102,234
2. Services. - \$1,316,025 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$5,899,700
4. The costs of collecting the special tax under Section 53340. - \$24,605
5. Other administrative and overhead costs. - \$18,944

Improvement Area No. 5 (As of June 30, 2020)

1. Facilities, including property. - \$0
2. Services. - \$562,754 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0

4. The costs of collecting the special tax under Section 53340. - \$1,862
5. Other administrative and overhead costs. - \$5,585

Improvement Area No. 6 (As of June 30, 2020)

1. Facilities, including property. - \$0
2. Services. – \$1,103,985 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$17,547
5. Other administrative and overhead costs. - \$10,591

Improvement Area No. 7 (As of June 30, 2020)

1. Facilities, including property. - \$0
2. Services. – \$1,440,442 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$28,792
5. Other administrative and overhead costs. - \$10,821

Improvement Area No. 8 (As of June 30, 2020)

1. Facilities, including property. - \$12,218,712
2. Services. – \$831,690 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$3,775,981
4. The costs of collecting the special tax under Section 53340. - \$14,485
5. Other administrative and overhead costs. - \$36,830

Improvement Area No. 9 (As of June 30, 2020)

1. Facilities, including property. - \$0
2. Services. – \$448,553 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$1,523
5. Other administrative and overhead costs. - \$5,697

Improvement Area No. 10 (As of June 30, 2020)

1. Facilities, including property. - \$0
2. Services. – \$927,051 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$3,041

5. Other administrative and overhead costs. - \$16,333

- (e) For moneys expended for facilities, including property, an identification of the categories of each type of facility funded with amounts expended in each category, including the total percentage of the cost of each type of facility that was funded with bond proceeds or special taxes.

Table 12

Category	Fiscal Year 2019-2020 Expenditures as of June 30, 2020	Percentage Funded with Bond Proceeds	Percentage Funded with Special Taxes
Street and Storm Drain	\$2,413,798	100%	0%
Crushing and Preparing of Base Material	257,140	100%	0%
Agua Chinon Drainage	390,796	100%	0%
Bee Canyon Storm Drain	0	100%	0%
Hike and Bike Trails	745,089	100%	0%
Traffic Signals	839,476	100%	0%
Streetscape/Landscape	877,155	100%	0%
Great Park Improvements	1,778,127	100%	0%
Wildlife Corridor	2,996,750	100%	0%
Wet Utilities	370,103	100%	0%
Water Quality	1,424,511	100%	0%
Dry Utilities	228,000	100%	0%
Utility Underground	0	100%	0%
Total	\$12,320,946⁽¹⁾	N/A	N/A

(1) Total amount may not tie due to rounding.

- (f) For moneys expended for services, an identification of the categories of each type of service funded with amounts expended in each category, including the total percentage of the cost of each type of service that was funded with bond proceeds or special taxes.

In accordance with the Amended and Restated Development Agreement, dated December 27, 2010, by and among City of Irvine (the "City"), Heritage Fields El Toro, LLC and the Irvine Redevelopment Agency, as it may be further amended, Special Tax revenues collected for services are transferred to the Great Park Fund, to be used for services related to the operations and maintenance of the Orange County Great Park. For Fiscal Year 2019/2020, approximately \$10.6 million was expended on eligible costs. Of this total, approximately \$6.2 million (58%) was attributable to administration costs such as staffing associated with the operations/maintenance of the Great Park. The remaining \$4.4 million (42%) was attributable to contract services including landscape, hardscape, facilities and other maintenance and operations contracts for the Great Park.

- (g) For moneys expended for other administrative costs, an identification of each of these costs.

Table 13

Improvement Area No. 1	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$15,295
City Administration	2,117
Total Other Administrative Costs	\$17,412

Table 14

Improvement Area No. 2	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$2,750
City Administration	172
Total Other Administrative Costs	\$2,922

Table 15

Improvement Area No. 4	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$15,943
City Administration	3,001
Total Other Administrative Costs	\$18,944

Table 16

Improvement Area No. 5	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$5,521
City Administration	64
Total Other Administrative Costs	\$5,585

Table 17

Improvement Area No. 6	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$8,771
City Administration	1,820
Total Other Administrative Costs	\$10,591

Table 18

Improvement Area No. 7	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$8,771
City Administration	2,050
Total Other Administrative Costs	\$10,821

Table 19

Improvement Area No. 8	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$34,710
City Administration	2,120
Total Other Administrative Costs	\$36,830

Table 20

Improvement Area No. 9	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$5,554
City Administration	143
Total Other Administrative Costs	\$5,697

Table 21

Improvement Area No. 10	Fiscal Year 2019-2020 Administration Expenses as of June 30, 2020
Contract Services	\$15,700
City Administration	633
Total Other Administrative Costs	\$16,333

- (h) The Annual Report shall contain references to the relevant sections of the Resolution of Formation of the District so that interested persons may confirm that bond proceeds and special taxes are being used for authorized purposes. The annual report shall be made available to the public upon request.

The type of public facilities proposed to be eligible for funding by CFD No. 2013-3, as identified in the resolution establishing CFD No. 2013-3 (the "Resolution of Formation"), shall consist of those items listed below (the "Facilities").

It is intended that CFD No. 2013-3 and each improvement area will be eligible to finance all or any portion of the facilities described in Section 53313.5 of the Act, to be owned and operated by the City or by another public agency, that shall be constructed, whether or not acquired in

their completed states, pursuant to the plans and specifications approved by City of Irvine or by another public agency. Facilities authorized to be financed by CFD No. 2013-3 and each improvement area include, but are not limited to, all of the following:

1. Street, road, and parkway improvements, including, but not limited to, right of way acquisition, grading, paving, curb and gutter, median, sidewalks, access ramps, trails, removal and undergrounding of utilities, signing, striping, grinding, traffic control, and seal.
2. Traffic signals.
3. Storm drain improvements, including, but not limited to, mainlines, laterals, catch basins, junction structures, manholes, and local depressions.
4. Sewer improvements, including, but not limited to, laterals, monitoring manholes, manholes, pavement, and striping.
5. Domestic and recycled water facilities, including, but not limited to, water mains, stubs, valves, air vac, blow off, fittings, fire hydrant assembly, thrust blocks, cap, and striping.
6. Water improvements and water features.
7. Parks, park facilities, and parkways.
8. Dry utilities, to be owned by public utilities, including, but not limited to, telephone, electric, gas, relocation of lines, undergrounding, trenching, shading, conduit risers, pull boxes, vaults, and hand holes.
9. Landscaping, amenities, irrigation systems, and plantings.
10. Bridge, thoroughfare, and railway improvements, including, but not limited to, rails, grading, abutments, access ramps, lighting, drainage, utility crossings, sidewalks, trails and right of way acquisition.
11. Water quality treatment systems.
12. Wildlife corridors, including, but not limited to, mass excavations, demolition, and fire service mains and appurtenances.
13. Open space improvements.
14. Runway demolition
15. Property acquisition.

The Facilities shall include the costs of design and engineering, surveys or reports, the cost of traffic-related environmental mitigation and any required landscaping and irrigation, soils testing, permits, plan check and inspection fees, insurance, construction management, and any other costs or appurtenances related to any of the foregoing, as set forth in the Acquisition Agreement, dated March 26, 2013, by and between Heritage Fields El Toro, LLC and the City, on behalf of itself and CFD No. 2013-3, which Acquisition Agreement is consistent, as to the categories of costs, facilities, and services to be acquired, with (i) the Amended and Restated Development Agreement, dated December 27, 2010, by and among the City, Heritage Fields El Toro, LLC and the Irvine Redevelopment Agency, as it may be further amended, and (ii) the Amended and Restated Master Implementation Agreement, dated December 27, 2010, by and between the City and Heritage Fields El Toro, LLC, as it may be further amended.

CFD No. 2013-3 may also finance any of the following:

1. Bond related expenses, including underwriter's discount, appraisal and absorption study costs, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel fees and expenses, and all other incidental expenses.
2. Administrative fees of the City, the bond trustee, or fiscal agent related to CFD No. 2013-3 and bonds raised by CFD No. 2013-3, including but not in any way limited to the cost of a consultant to assist the City with the inspection and coordination of construction of the Facilities.
3. Reimbursement of costs related to the formation of CFD No. 2013-3 advanced by the City, any landowner in CFD No. 2013-3, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, any landowner in CFD No. 2013-3 or any party related to any of the foregoing, for facilities, fees, or other purposes or costs of CFD No. 2013-3.

It is intended that CFD No. 2013-3 and each improvement area will be eligible to finance all or any portion of the services described in Section 53313 of the Act (collectively, the "Services").