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**FISCAL YEAR 2023-2024  
ADMINISTRATION REPORT**

**CITY OF BRAWLEY  
COMMUNITY FACILITIES DISTRICT NO. 2007-1  
(LUCKEY RANCH)**

**JUNE 8, 2023**

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# **FISCAL YEAR 2023-2024 ADMINISTRATION REPORT**

Community Facilities District No. 2007-1  
(Luckey Ranch)

**Prepared for:**  
**City of Brawley**  
400 Main Street  
Brawley, California 92227

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## **INTRODUCTION**

This Mello-Roos Community Facilities District Administration Report presents the findings of the research and financial analysis performed by DTA to determine the special tax requirement for Community Facilities District No. 2007-1 ("CFD No. 2007-1") of the City of Brawley ("the City") for fiscal year 2023-2024.

CFD No. 2007-1 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982, (the "Act") as amended. The Act provides an alternative method for the financing of certain public facilities and services. Specifically, CFD No. 2007-1 is authorized to issue up to \$20,000,000 in bonds. The proceeds of the bonds will be used to finance the construction, purchase, modification, expansion, improvement or rehabilitation of storm drain, sewer, landscaping, curb and gutter, park, water, roadway, highway and bridge, traffic signals and safety lighting, flood control, libraries, police, fire and recreation facilities. In addition, CFD No. 2007-1 is authorized to levy the Special Tax B to pay for (i) maintenance of parks, parkways, and open space, and (ii) police and fire protection services.

A map showing the property in CFD No. 2007-1 is included in Appendix A.

The bonded indebtedness of CFD No. 2007-1 is both secured and repaid through the annual levy and collection of the Special Tax A from all property subject to the tax within the community facilities district. In calculating the special tax liability for fiscal year 2023-2024, this report examines the financial obligations of the current fiscal year and analyzes the level of development within CFD No. 2007-1. Pursuant to the Rate and Method of Apportionment ("RMA"), the Special Tax A shall be levied each year to fully satisfy the special tax requirement, but in no event shall it be levied after fiscal year 2057-2058. The Special Tax B shall be levied as long as necessary to meet the Special Tax Requirement for Services. The RMA is included in Appendix B.

This report is organized into the following sections:

### **Section I**

Section I provides an update of the development status of property within CFD No. 2007-1.

### **Section II**

Section II analyzes the previous year's Special Tax A and Special Tax B levies.

### **Section III**

Section III determines the special tax requirement for facilities for CFD No. 2007-1 for fiscal year 2023-2024.

**Section IV**

Section IV determines the special tax requirement for services for CFD No. 2007-1 for fiscal year 2023-2024.

**Section V**

Section V reviews the methodology used to apportion the special tax requirement for facilities and the special tax requirement for services between Developed Property and Undeveloped Property. Tables of the fiscal year 2023-2024 Special Tax A and Special Tax B for each classification of property are included.

**I SPECIAL TAX CLASSIFICATIONS AND DEVELOPMENT UPDATE**

The methodology employed to calculate and apportion the special tax is contained in a document entitled the Rate and Method of Apportionment (“RMA”). The RMA establishes the Special Tax A which is used to pay debt service on bonds and pay directly for the construction of facilities and the Special Tax B which is used to fund the cost of annual services. The RMA defines two categories of property, namely “Developed Property,” and “Undeveloped Property.”

Developed Property is distinguished from Undeveloped Property by the issuance of a building permit. Specifically, property for which a building permit for new construction was issued as of January 1 of the previous fiscal year shall be considered Developed Property. For example, all property in CFD No. 2007-1 for which building permits were issued as of January 1, 2023, will be classified as Developed Property in fiscal year 2023-2024

**A Special Tax A Classifications**

For purposes of calculating the Special Tax A, the category of Developed Property is divided into twelve separate special tax classifications based on the type of structure built. A table of the Developed Property special tax classifications is shown below.

**Table 1: Special Tax A  
Developed Property Classifications**

Land Use Class	Description	Residential Floor Area
1	Single Family Detached Property	≥ 2,400 s.f.
2	Single Family Detached Property	2,100 – 2,399 s.f.
3	Single Family Detached Property	1,800 – 2,099 s.f.
4	Single Family Detached Property	< 1,800 s.f.
5	Duplex Property	≥ 1,800 s.f.
6	Duplex Property	1,500 – 1,799 s.f.
7	Duplex Property	< 1,500 s.f.
8	Condominium Property	≥ 1,550 s.f.
9	Condominium Property	1,350 – 1,549 s.f.
10	Condominium Property	1,150 – 1,349 s.f.
11	Condominium Property	< 1,150 s.f.
12	Non-Residential Property	N/A

**B Special Tax B Classifications**

For purposes of calculating the Special Tax B, the category of Developed Property is divided into four separate special tax classifications based on the type of structure built. A table of the Developed Property special tax classifications is shown below.

**Table 2: Special Tax B  
Developed Property Classifications**

Description
Single Family Detached Property
Duplex Property
Condominium Property
Non-Residential Property

No Special Tax B is levied on Undeveloped Property.

**C Development Update**

As of January 1, 2023, building permits had been issued for 10 single family detached units and 8 duplex units within CFD No. 2007-1. The table below indicates the cumulative Developed Property within CFD No. 2007-1.

The table below lists the aggregate amount of Developed Property by special tax classification.

**Table 3: Fiscal Year 2023-2024  
Cumulative Developed Property**

Land Use Class	Description	Residential Floor Area	Number of Units/Acres
1	Single Family Detached Property	≥ 2,400 s.f.	3 units
2	Single Family Detached Property	2,100 – 2,399 s.f.	4 units
3	Single Family Detached Property	1,800 – 2,099 s.f.	1 unit
4	Single Family Detached Property	< 1,800 s.f.	2 units
5	Duplex Property	≥ 1,800 s.f.	3 units
6	Duplex Property	1,500 – 1,799 s.f.	4 units
7	Duplex Property	< 1,500 s.f.	1 unit
8	Condominium Property	≥ 1,550 s.f.	0 units
9	Condominium Property	1,350 – 1,549 s.f.	0 units
10	Condominium Property	1,150 – 1,349 s.f.	0 units
11	Condominium Property	< 1,150 s.f.	0 units
12	Non-Residential Property	N/A	0 acres

**II FISCAL YEAR 2022-2023 SPECIAL TAX LEVIES**

**A Fiscal Year 2022-2023 Special Tax A Levy**

The Special Tax A was not levied in fiscal year 2022-2023.

**B Fiscal Year 2022-2023 Special Tax B Levy**

The aggregate special tax levy for fiscal year 2022-2023 equaled \$11,504.28. As of May 8, 2023, all \$11,504.28 in special taxes had been collected by the County.



**III FISCAL YEAR 2023-2024 SPECIAL TAX REQUIREMENT FOR FACILITIES**

Since bonds have not yet been issued for CFD No. 2007-1, the City is authorized to levy Special Tax A on Developed Property to pay directly for the acquisition or construction of facilities eligible to be financed by CFD No. 2007-1 and annual administrative expenses as provided for by the RMA.

Notwithstanding the foregoing, the City has decided not to levy Special Tax A in fiscal year 2023-2024. However, the City reserves the right to levy the Special Tax A in all subsequent fiscal years as authorized under the RMA.

**IV FISCAL YEAR 2023-2024 SPECIAL TAX REQUIREMENT FOR SERVICES**

Pursuant to the RMA, the Special Tax B may be levied in CFD No. 2007-1 to pay for (a) maintenance of parks, parkways, and open space, (b) police and fire protection services, and (c) administrative expenses; less (d) a credit for funds available to reduce the annual Special Tax B levy, as determined by the CFD Administrator.

For fiscal year 2023-2024 the funds required from CFD No. 2007-1 exceed the maximum Special Tax B that can be collected from Developed Property. Therefore, the fiscal year 2023-2024 special tax requirement has been limited to \$11,969.32, the amount that can be collected through the levy of the maximum special tax.

**V METHOD OF APPORTIONMENT**

**A Maximum Special Taxes**

The amount of special taxes that CFD No. 2007-1 may levy is strictly limited by the maximum special taxes set forth in the Rate and Method of Apportionment. The maximum Special Tax A is specified in Section C.1 of the RMA. The maximum Special Tax B is specified in Section C.2. On each July 1, commencing on July 1, 2008, the maximum Special Tax B shall be increased by an amount equal to two percent (2%) of the maximum Special Tax B in effect for the previous fiscal year.

**B Apportionment of Special Tax A**

The annual Special Tax A that is apportioned to each parcel is determined through the application of Section D.1 of the RMA.

The first step states that the Council shall levy the Special Tax A Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the Assigned Special Tax A. If the sum of the amount collected in step one is insufficient to satisfy the special tax requirement for facilities, then the second step is applied. The second step states that the Council shall proportionately levy the Special Tax A on each Assessor's Parcel of Undeveloped Property up to the maximum Special Tax A applicable to each Assessor's Parcel of Undeveloped Property to satisfy the special tax requirement for facilities. The third and fourth steps are designed to accommodate changes in land use and are intended to be used only as a last resort. Since actual land uses have not substantially deviated from the original projections, these steps are not necessary.

As discussed in Section III, the Special Tax A will not be levied in fiscal year 2023-2024. However, the City reserves the right to levy the Special Tax A in all subsequent fiscal years as authorized under the RMA. The fiscal year 2023-2024 Assigned Special Tax A and actual Special Tax A are shown in the following table.

**Table 4: FY 2023-2024 Special Tax A**

Land Use Class	Description	Residential Floor Area	FY 2023-2024 Assigned/Maximum Special Tax A	FY 2023-2024 Actual Special Tax A
1	Single Family Detached Property	≥ 2,400 s.f.	\$805.00 per unit	\$0.00 per unit
2	Single Family Detached Property	2,100 – 2,399 s.f.	\$717.00 per unit	\$0.00 per unit
3	Single Family Detached Property	1,800 – 2,099 s.f.	\$648.00 per unit	\$0.00 per unit
4	Single Family Detached Property	< 1,800 s.f.	\$561.00 per unit	\$0.00 per unit
5	Duplex Property	≥ 1,800 s.f.	\$601.00 per unit	\$0.00 per unit
6	Duplex Property	1,500 – 1,799 s.f.	\$539.00 per unit	\$0.00 per unit
7	Duplex Property	< 1,500 s.f.	\$460.00 per unit	\$0.00 per unit
8	Condominium Property	≥ 1,550 s.f.	\$571.00 per unit	\$0.00 per unit
9	Condominium Property	1,350 – 1,549 s.f.	\$497.00 per unit	\$0.00 per unit
10	Condominium Property	1,150 – 1,349 s.f.	\$455.00 per unit	\$0.00 per unit
11	Condominium Property	< 1,150 s.f.	\$414.00 per unit	\$0.00 per unit
12	Non-Residential Property	N/A	\$7,095.00 per Acre	\$0.00 per unit
N/A	Undeveloped Property	N/A	\$7,095.00 per Acre	\$0 per Acre

**C Apportionment of Special Tax B**

The annual Special Tax B that is apportioned to each parcel is determined through the application of Section D.2 of the RMA.

Commencing with fiscal year 2023-2024 and for each following fiscal year, the Council shall levy Special Tax B so that the amount of Special Tax B equals the special tax requirement for services. The special tax shall be levied proportionally on each Assessor’s Parcel of Residential Property at up to 100% of the maximum Special Tax B.

Application of the maximum special tax generates Special Tax B revenues of \$11,969.32 which is equal to the special tax requirement. The fiscal year 2023-2024 maximum Special Tax B and actual Special Tax B are shown for each classification of Developed Property in the following table.

**Table 5: FY 2023-2024 Special Tax B**

Description	FY 2023-2024 Maximum Special Tax B	FY 2023-2024 Actual Special Tax B
Single Family Detached Property	\$709.38 per unit	\$695.46 per unit
Duplex Property	\$609.44 per unit	\$597.49 per unit
Condominium Property	\$459.58 per unit	\$0.00 per unit
Non-Residential Property	\$4,680.71 per Acre	\$0.00 per Acre

Please note, pursuant to the RMA, no Special Tax B shall be levied on Undeveloped Property.

A list of the actual Special Tax B levied against each parcel in CFD No. 2007-1 is included in Appendix C.

# **APPENDIX A**

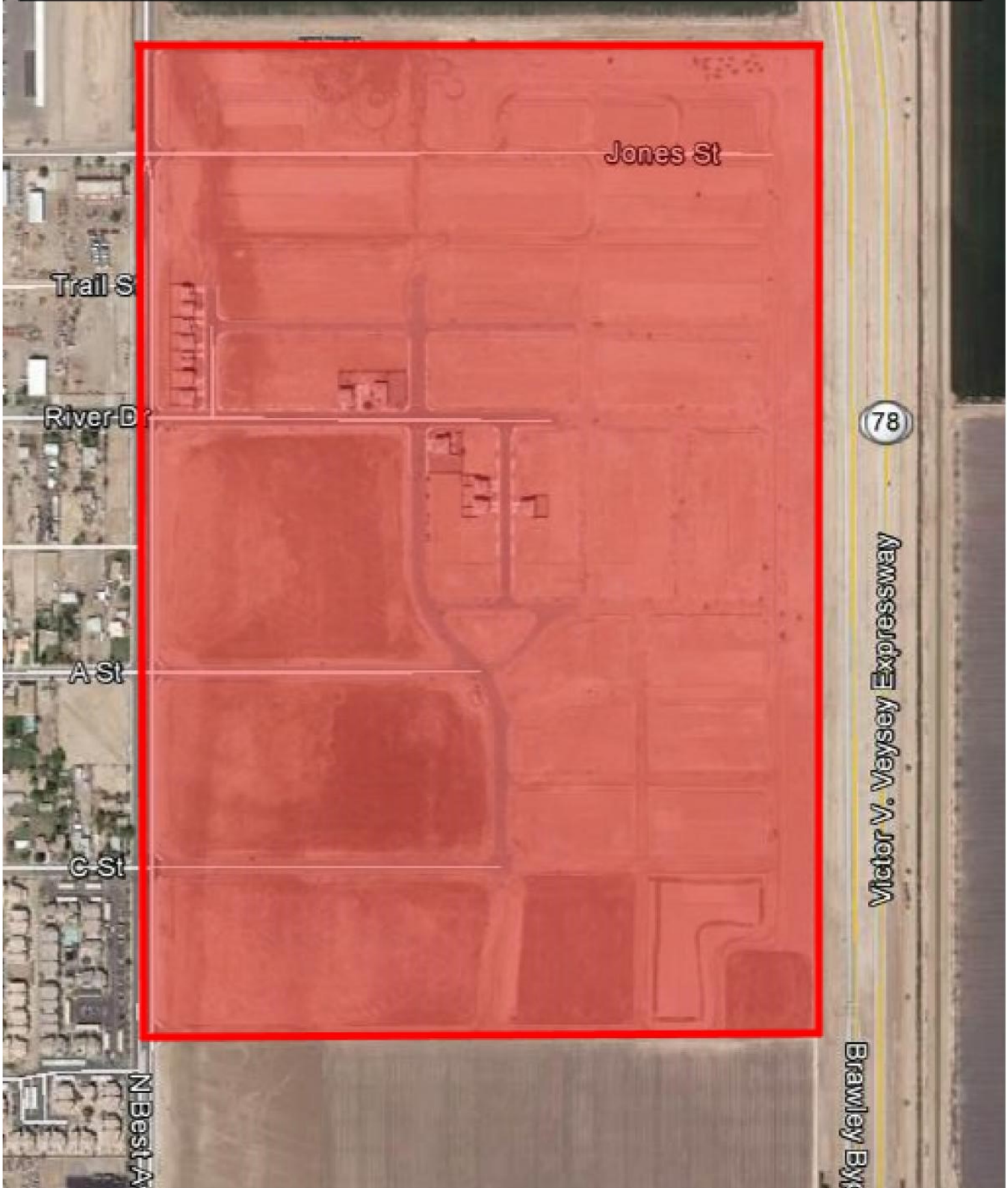
Fiscal Year 2023-2024  
Administration Report

City of Brawley  
Community Facilities District No. 2007-1  
(Lucky Ranch)



## **BOUNDARY MAP**

**City of Brawley  
Community Facilities District No. 2007-1  
(Luckey Ranch)**



Jones St

Trail St

River Dr

A St

C St

N Best Ave

78

Victor V. Veysey Expressway

Brawley Bx

# **APPENDIX B**

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Administration Report

City of Brawley  
Community Facilities District No. 2007-1  
(Lucky Ranch)



## **RATE AND METHOD OF APPORTIONMENT**



**RATE AND METHOD OF APPORTIONMENT FOR  
CITY OF BRAWLEY  
COMMUNITY FACILITIES DISTRICT NO. 2007-1  
(LUCKEY RANCH)**

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in the City of Brawley Community Facilities District No. 2007-1 (Luckey Ranch) ("CFD No. 2007-1") and collected each Fiscal Year commencing in Fiscal Year 2007-08, in an amount determined by the Council, according to the method of apportionment set forth herein. All of the real property in CFD No. 2007-1, 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.

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

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2007-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2007-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the City, CFD No. 2007-1 or any designee thereof of complying with City, CFD No. 2007-1 or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2007-1 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2007-1 for any other administrative purposes of CFD No. 2007-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure, or otherwise addressing the disposition of delinquent Special Taxes.

**"Assessor's Parcel"** means any real property to which an Assessor's parcel number is assigned as shown on an Assessor's Parcel Map.

**"Assessor's Parcel Map"** means an official map of the County Assessor of the County designating parcels by Assessor's parcel number.

**"Assigned Special Tax A"** means the Special Tax A for each Land Use Class of Developed Property within CFD No. 2007-1, as determined in accordance with Section C below.

**"Backup Special Tax A"** means the Special Tax A applicable to each Assessor's Parcel of Residential Property within CFD No. 2007-1, as determined in accordance with Section C below.

**"Bonds"** means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 2007-1 under the Act.

**"CFD Administrator"** means the official of the City, or designee thereof, responsible for determining the Special Tax Requirement for Facilities, the Special Tax Requirement for Services, and providing for the levy and collection of the Special Taxes.

**"CFD No. 2007-1"** means the City of Brawley Community Facilities District No. 2007-1 (Luckey Ranch).

**"City"** means the City of Brawley.

**"Condominium Property"** means all Assessor's Parcels of Residential Property for which building permits have been issued for attached residential units meeting the statutory definition of a condominium contained in the California Civil Code, Section 1351.

**"Council"** means the City Council of the City, acting as the legislative body of CFD No. 2007-1.

**"County"** means the County of Imperial.

**"Developed Property"** means, for each Fiscal Year, all Taxable Property, exclusive of Other Taxable Property, for which a building permit for new construction was issued after January 1, 2006 and prior to January 1 of the prior Fiscal Year.

**"Duplex Property"** means all Assessor's Parcels of Residential Property for which building permits have been issued for attached residential units, excluding Condominium Property.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"Indenture"** means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

**"Land Use Class"** means any of the classes listed in Table 1 or Table 2 below.

**"Maximum Special Tax"** means the Maximum Special Tax A and/or Maximum Special Tax B, as applicable.

**"Maximum Special Tax A"** means the Maximum Special Tax A, determined in accordance with Section C.1 below, that can be levied in any Fiscal Year on any Assessor's Parcel within CFD No. 2007-1.

**"Maximum Special Tax B"** means the Maximum Special Tax B, determined in accordance with Section C.2 below, that can be levied in any Fiscal Year on any Assessor's Parcel within CFD No. 2007-1.

**"Non-Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit(s) was issued for a non-residential use.

**"Outstanding Bonds"** means all Bonds which are deemed to be outstanding under the Indenture.

**"Other Taxable Property"** means Taxable Public Property and Taxable Property Owner Association Property.

**"Property Owner Association Property"** means, for each Fiscal Year, any property within the boundaries of CFD No. 2007-1 that was owned by a property owner association, including any master or sub-association, as of January 1 of the prior Fiscal Year.

**"Proportionately"** means, for Developed Property, that the ratio of the actual Special Tax A levy to the Assigned Special Tax A is equal for all Assessor's Parcels of Developed Property, and that the ratio of the actual Special Tax B levy to the Maximum Special Tax B is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property and Other Taxable Property, "Proportionately" means that the ratio of the actual Special Tax A levy per Acre to the Maximum Special Tax A per Acre is equal for all Assessor's Parcels of Undeveloped Property or Other Taxable Property.

**"Public Property"** means, for each Fiscal Year, any property within CFD No. 2007-1 that is owned by, irrevocably offered for dedication to, or dedicated to the federal government, the State, the County, the City, or any other public agency as of June 30 of the prior Fiscal Year; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use. To ensure that property is classified as Public Property in the first Fiscal Year after it is acquired by, irrevocably offered for dedication to, or dedicated to a public agency, the property owner shall notify the CFD Administrator in writing of such acquisition, offer, or dedication not later than June 30 of the Fiscal Year in which the acquisition, offer, or dedication occurred.

**"Residential Floor Area"** means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by reference to the building permit(s) issued for such Assessor's Parcel.

**"Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

**"Single Family Detached Property"** means all Assessor's Parcels of Residential Property for which building permits have been issued for detached residential units.

**"Special Tax"** means the Special Tax A and/or Special Tax B, as applicable.

**"Special Tax A"** means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax Requirement for Facilities.

**"Special Tax B"** means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property to fund the Special Tax Requirement for Services.

**"Special Tax Requirement for Facilities"** means that amount required in any Fiscal Year for CFD No. 2007-1 to: (i) pay debt service on all Outstanding Bonds; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay all or a portion of the Administrative Expenses as determined by the CFD Administrator; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of CFD No. 2007-1 facilities eligible under the Act; and (vi) pay for reasonably anticipated Special Tax A delinquencies based on the historical delinquency rate for CFD No. 2007-1 as determined by the CFD Administrator; less (vii) a credit for funds available to reduce the annual Special Tax A levy, as determined by the CFD Administrator pursuant to the Indenture.

**"Special Tax Requirement for Services"** means that amount required in any Fiscal Year for CFD No. 2007-1 to: (i) pay directly for maintenance of parks, parkways, and open space; (ii) pay directly for police and fire protection services; (iii) pay Administrative Expenses not funded through the Special Tax Requirement for Facilities as determined by the CFD Administrator; less (iv) a credit for funds available to reduce the annual Special Tax B levy, as determined by the CFD Administrator.

**"State"** means the State of California.

**"Taxable Property"** means all of the Assessor's Parcels within the boundaries of CFD No. 2007-1 which are not exempt from the Special Tax pursuant to law or Section E below.

**"Taxable Property Owner Association Property"** means all Assessor's Parcels of Property Owner Association Property that are not exempt pursuant to Section E below.

**"Taxable Public Property"** means all Assessor's Parcels of Public Property that are not exempt pursuant to Section E below.

**"Trustee"** means the trustee or fiscal agent under the Indenture.

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Other Taxable Property.

**B. ASSIGNMENT TO LAND USE CATEGORIES**

Each Fiscal Year, all Taxable Property within CFD No. 2007-1 shall be classified as Developed Property, Other Taxable Property, or Undeveloped Property, and shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below. Developed Property shall be classified as Single Family Detached Property, Duplex Property, Condominium Property, and Non-Residential Property. Single Family Detached Property shall be assigned to Land Use Classes 1 through 4. Duplex Property shall be assigned to Land Use Classes 5 through 7. Condominium Property shall be assigned to Land Use Classes 8 through 10. Non-Residential Property shall be assigned to Land Use Class 11.

The Assigned Special Tax A for Residential Property shall be based on the Residential Floor Area of the dwelling unit(s) located on the Assessor's Parcel, as specified in Table 1 below. The Assigned Special Tax A for Non-Residential Property shall be based on the Acreage of the Assessor's Parcel.

**C. MAXIMUM SPECIAL TAX**

**1. SPECIAL TAX A**

a. Developed Property

(i) Maximum Special Tax A

The Maximum Special Tax A for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax A or (ii) the amount derived by application of the Backup Special Tax A.

(ii) Assigned Special Tax A

The Assigned Special Tax A for each Land Use Class is shown below in Table 1.

**TABLE 1**  
**Assigned Special Tax A for Developed Property in  
CFD No. 2007-1**

Land Use Class	Description	Residential Floor Area	Assigned Special Tax A
1	Single Family Detached Property	≥ 2,400 s.f.	\$805 per unit
2	Single Family Detached Property	2,100 – 2,399 s.f.	\$717 per unit
3	Single Family Detached Property	1,800 – 2,099 s.f.	\$648 per unit
4	Single Family Detached Property	< 1,800 s.f.	\$561 per unit
5	Duplex Property	≥ 1,800 s.f.	\$601 per unit
6	Duplex Property	1,500 – 1,799 s.f.	\$539 per unit
7	Duplex Property	< 1,500 s.f.	\$460 per unit
8	Condominium Property	≥ 1,550 s.f.	\$571 per unit
9	Condominium Property	1,350 – 1,549 s.f.	\$497 per unit
10	Condominium Property	1,150 – 1,349 s.f.	\$455 per unit
11	Condominium Property	< 1,150 s.f.	\$414 per unit
12	Non-Residential Property	NA	\$7,095 per Acre

(iii) Backup Special Tax A

The Backup Special Tax A shall be \$7,095 per Acre.

(iv) Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Assigned Special Tax A levied on an Assessor's Parcel shall be the sum of the Assigned Special Tax A for all Land Use Classes located on that Assessor's Parcel. The Maximum Special Tax A that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax A that can be levied for all Land Use Classes located on that Assessor's Parcel. For an Assessor's Parcel that contains both Residential

Property and Non-Residential Property, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

b. Maximum Special Tax A for Undeveloped Property and Other Taxable Property

The Maximum Special Tax A for Undeveloped Property and Other Taxable Property shall be \$7,095 per Acre.

**2. SPECIAL TAX B**

a. Developed Property

(i) Maximum Special Tax B

The Fiscal Year 2007-08 Maximum Special Tax B for each Assessor's Parcel shall be the amount shown below in Table 2.

**TABLE 2**

**Maximum Special Tax B for Developed Property  
Fiscal Year 2007-08**

Description	FY 2007-08 Maximum Special Tax B
Single Family Detached Property	\$516.73 per unit
Duplex Property	\$443.95 per unit
Condominium Property	\$334.78 per unit
Non-Residential Property	\$3,409.63 per Acre

On each July 1, commencing July 1, 2008, the Assigned Special Tax A for each Land Use Class shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

b. Undeveloped Property and Other Taxable Property

There shall be no Special Tax B levied on Undeveloped and Other Taxable Property.

**D. APPORTIONMENT OF THE ANNUAL SPECIAL TAX**

**1. SPECIAL TAX A**

Commencing with Fiscal Year 2007-08 and for each following Fiscal Year, the Council shall determine the Special Tax Requirement for Facilities and shall levy the Special Tax A as follows:

First: The Special Tax A shall be levied proportionately on each Assessor's Parcel of Developed Property at up to 100% of the Assigned Special Tax A;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax A for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Special Tax A on each Assessor's Parcel of Developed Property whose Maximum Special Tax A is determined through the application of the Backup Special Tax A shall be increased in equal percentages from the Assigned Special Tax A up to the Maximum Special Tax A for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Special Tax A shall be levied Proportionately on each Assessor's Parcel of Other Taxable Property at up to the Maximum Special Tax A for Other Taxable Property.

**2. SPECIAL TAX B**

Commencing with Fiscal Year 2007-08 and for each following Fiscal Year, the Council shall determine the Special Tax Requirement for Services and shall levy the Special Tax B as follows:

The Special Tax B shall be levied Proportionately on each Assessor's Parcel of Residential Property at up to 100% of the Maximum Special Tax B.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 2007-1



**E. EXEMPTIONS**

**1. SPECIAL TAX A**

No Special Tax A shall be levied on up to 65.99 Acres of Public Property and Property Owner Association Property in CFD No. 2007-1. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property, its tax-exempt status will be revoked.

Public Property or Property Owner Association Property that is not exempt from Special Tax A under this section shall be subject to the levy of the Special Tax A and shall be taxed Proportionately as part of the fourth step in Section D.1 above, at up to 100% of the applicable Maximum Special Tax A for Other Taxable Property, to the extent permitted by law.

**2. SPECIAL TAX B**

No Special Tax B shall be levied on Undeveloped Property, Public Property, or Property Owner Association Property.

**F. APPEALS AND INTERPRETATIONS**

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

**G. MANNER OF COLLECTION**

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2007-1 may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

**H. PREPAYMENT OF SPECIAL TAX**

The following definition applies to this Section H:

**"CFD Public Facilities"** means either \$5.8 million in 2007 dollars, which shall increase by the Construction Inflation Index on July 1, 2008, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide the public facilities to be provided by CFD No. 2007-1 under the authorized bonding program for CFD No. 2007-1, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds to be supported by Special Taxes levied under this Rate and Method of Apportionment as described in Section D.

**"Construction Fund"** means an account specifically identified in the Indenture to hold funds which are currently available for expenditure to acquire or construct public facilities eligible under the Act.

**"Construction Inflation Index"** means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

**"Future Facilities Costs"** means the CFD Public Facilities minus (i) public facility costs previously paid from the Construction Fund, (ii) moneys currently on deposit in the Construction Fund, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance facilities costs.

**"Outstanding Bonds"** means all Previously Issued Bonds which are deemed to be outstanding under the Indenture after the first interest and/or principal payment date following the current Fiscal Year.

**"Previously Issued Bonds"** means all Bonds that have been issued by CFD No. 2007-1 prior to the date of prepayment.

**1. Prepayment in Full**

The obligation of an Assessor's Parcel to pay the Special Tax A may be prepaid and permanently satisfied as described herein; provided that a prepayment may be made only for Assessor's Parcels of Developed Property or Undeveloped Property for which a building permit has been issued, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount of such Assessor's Parcel. The CFD Administrator may charge a reasonable fee for providing this service. Prepayment must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Special Tax A Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

Bond Redemption Amount	
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
less	<u>Capitalized Interest Credit</u>
Total: equals	Prepayment Amount

As of the proposed date of prepayment, the Special Tax A Prepayment Amount (defined below) shall be calculated as follows:

**Paragraph No.:**

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Developed Property, compute the Assigned Special Tax A and Backup Special Tax A applicable for the Assessor's Parcel to be prepaid. For Assessor's Parcels of Undeveloped Property (for which a building permit has been issued) to be prepaid, compute the Assigned Special Tax A and Backup Special Tax A for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for that Assessor's Parcel.
3. (a) Divide the Assigned Special Tax A computed pursuant to paragraph 2 by the total estimated Assigned Special Tax A for the entire CFD No. 2007-1 based on the Developed Property Special Tax A which could be charged in the current Fiscal Year on all expected development through buildout of the CFD No. 2007-1, excluding any Assessor's Parcels which have been prepaid, and

- (b) Divide the Backup Special Tax A computed pursuant to paragraph 2 by the estimated total Backup Special Tax A at buildout of the CFD No. 2007-1, excluding any Assessor's Parcels which have been prepaid.
4. Multiply the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
  5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
  6. Compute the current Future Facilities Costs.
  7. Multiply the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").
  8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.
  9. Determine the Special Tax A levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.
  10. Compute the minimum amount the CFD Administrator reasonably expects to derive from the reinvestment of the Special Tax Prepayment Amount less the Future Facilities Amount and the Administrative Fees and Expenses from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.
  11. Add the amounts computed pursuant to paragraphs 8 and 9 and subtract the amount computed pursuant to paragraph 10 (the "Defeasance Amount").
  12. Verify the administrative fees and expenses of CFD No. 2007-1, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").
  13. The reserve fund credit ("Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.

14. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the "Capitalized Interest Credit").
15. The Special Tax A prepayment is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 11 and 12, less the amounts computed pursuant to paragraphs 13 and 14 (the "Prepayment Amount").
16. From the Prepayment Amount, the amounts computed pursuant to paragraphs 4, 5, 11, 13 and 14 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to paragraph 7 shall be deposited into the construction fund. The amount computed pursuant to paragraph 12 shall be retained by CFD No. 2007-1.

The Special Tax A Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax A levy as determined under paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax A levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Tax A and the release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax A shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Special Tax A that may be levied on Taxable Property (excluding Taxable Public Property and Taxable Property Owner Association Property) based on expected development at build out, both prior to and after the proposed prepayment, less expected Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds (excluding Bonds to be redeemed by such prepayment and all prior prepayments) in each future Fiscal Year and such prepayment will not impair the security of all Outstanding Bonds, as reasonably determined by the CFD Administrator.

The Special Tax B may not be prepaid.

## **2. Prepayment in Part**

The Special Tax A on an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a building permit has been issued may be partially prepaid.

The amount of the prepayment shall be calculated as in Section H.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = [(P_E - AE) \times F] + AE$$

These terms have the following meaning:

- AE = the Administrative Fees and Expenses
- PP = the partial prepayment
- P<sub>E</sub> = the Prepayment Amount calculated according to Section H.1
- F = the percentage by which the owner of the Assessor's Parcel is partially prepaying the Special Tax A.

The owner of any Assessor's Parcel who desires such prepayment shall notify the CFD Administrator of such owner's intent to partially prepay the Special Tax A and the percentage by which the Special Tax A shall be prepaid. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax A for an Assessor's Parcel within thirty (30) days of the request and may charge a reasonable fee for providing this service. With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section H.1, and (ii) indicate in the records of CFD No. 2007-1 that there has been a partial prepayment of the Special Tax A and that a portion of the Special Tax A with respect to such Assessor's Parcel, equal to the outstanding percentage (1.00 - F) of the remaining Maximum Special Tax A, shall continue to be levied on such Assessor's Parcel pursuant to Section D.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Assigned Special Tax A that may be levied on Taxable Property (excluding Taxable Public Property and Taxable Property Owner Association Property) based on expected development at build out, both prior to and after the proposed prepayment, less expected Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds (excluding Bonds to be redeemed by such prepayment and all prior prepayments) in each future Fiscal Year and such prepayment will not impair the security of all Outstanding Bonds, as reasonably determined by the CFD Administrator.

## **I. TERM OF SPECIAL TAX**

The Special Tax A shall be levied for a period not to exceed 50 years commencing in FY 2007-08. The Special Tax B shall be levied as long as necessary to meet the Special Tax Requirement for Services.

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# **APPENDIX C**

Fiscal Year 2023-2024  
Administration Report

City of Brawley  
Community Facilities District No. 2007-1  
(Luckey Ranch)



**SPECIAL TAX ROLL,  
FISCAL YEAR 2023-2024**

## Appendix C

**City of Brawley**  
**CFD No. 2007-1**  
**FY 2023-2024 Special Tax Roll**

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<u>APN</u>	<u>TAX CLASS</u>	<u>FY 2023-2024 SPECIAL TAX A</u>	<u>FY 2023-2024 SPECIAL TAX B</u>	<u>FY 2023-2024 TOTAL</u>
047-492-001-000	4	\$0.00	\$709.38	\$709.38
047-492-002-000	2	\$0.00	\$709.38	\$709.38
047-492-003-000	2	\$0.00	\$709.38	\$709.38
047-492-004-000	4	\$0.00	\$709.38	\$709.38
047-492-005-000	1	\$0.00	\$709.38	\$709.38
047-492-006-000	2	\$0.00	\$709.38	\$709.38
047-492-007-000	1	\$0.00	\$709.38	\$709.38
047-496-019-000	1	\$0.00	\$709.38	\$709.38
047-496-020-000	2	\$0.00	\$709.38	\$709.38
047-496-021-000	3	\$0.00	\$709.38	\$709.38
047-502-001-000	6	\$0.00	\$609.44	\$609.44
047-502-002-000	5	\$0.00	\$609.44	\$609.44
047-502-022-000	6	\$0.00	\$609.44	\$609.44
047-502-023-000	5	\$0.00	\$609.44	\$609.44
047-502-024-000	7	\$0.00	\$609.44	\$609.44
047-502-025-000	6	\$0.00	\$609.44	\$609.44
047-503-007-000	6	\$0.00	\$609.44	\$609.44
047-503-008-000	5	\$0.00	\$609.44	\$609.44
<b>Total Number of Parcels Taxed</b>		<b>0</b>	<b>18</b>	<b>18</b>
<b>Total FY 2023-2024 Special Tax</b>		<b>\$0.00</b>	<b>\$11,969.32</b>	<b>\$11,969.32</b>





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